







201

Western Esplanade, Hove, BN3 4FA

PRICE GUIDE

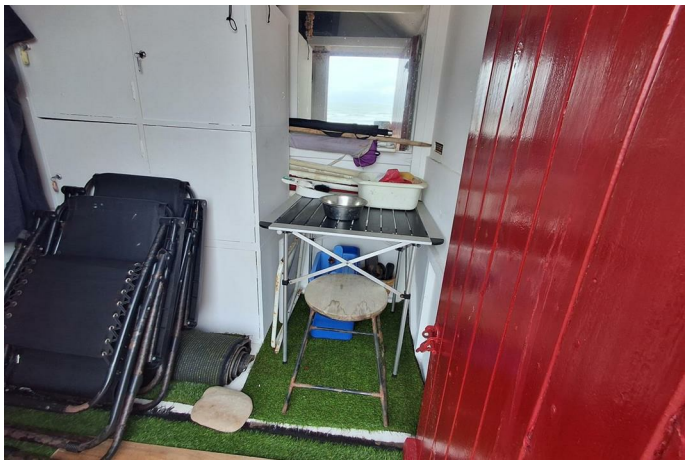
£32,000

Property Features

- Direct access to the sea
- New roof
- Close to Rockwater
- Desirable location
- End of the row
- Freshly painted this year inside and out
- Close to Volleyball courts
- Great storage lockers included



Full Description



BEACH HUT #201
Excellent location, end of the row between Rockwater and Yellow wave. Close to Babbel's outside showers and direct access to the beach.

BEACH HUT - WHY WE LOVE IT
WE LOVE IT...

Because of the location, easy access straight to the beach and close to the volleyball courts.

FROM THE BEACH HUTTER - WE LOVE IT TOO
The umbrellas, big black chairs, a couple of the folding chairs, fake grass, lockers (old bowling lockers from Hove Park) and designer wind break can stay with the hut. New roof in 2026 and a repaint in and out.
I have owned the hut since 2016 and never had any issues/damage- right under cctv and the wall is fab, acts as a good windbreak, the locker keeps the hut stable, it has never shifted.
Yellowwave toilets, Babbel's toilets and Rockwater's toilets are all near.
Licence fee due in March/April.
I love the way the wall increases the usable area outside the hut.



BEACH HUT - RESIDENTS ALLOWED
RESIDENTS ALLOWED

The Licence for Brighton & Hove Beach Huts is available for residents* only and is granted for a minimum of three years.

Please refer to Brighton & Hove City Council Terms & Conditions of Licence - Hove Beach Huts - for details of use and decoration specifications.

* A resident is a person who lives somewhere permanently or on a long-term basis. It applies to Home Owners and Tenants who typically pay Brighton & Hove Council Tax.

BEACH HUT - PURCHASER INFORMATION
Before buying a beach hut, please read carefully and familiarise yourself with Brighton & Hove's Terms & Conditions for buying a beach hut, details of use and decoration specification.

BEACH HUTS - LICENCE FEE 2026/2027
An Annual Licence Fee is payable to Brighton & Hove City Council. For the period April 2026 to March 2027 the annual fee is £534.27. (including VAT) payable annually or by direct debit per month.

To be paid by the seller. The Transfer Fee:
(a) The Transfer Fee shall be determined as the greater of:
(i) 10% of the sale price between the Licensee and a new owner of the beach hut or
(ii) Four times the licence fee (exclusive of value added tax) at the time the transfer completes.





DISCLAIMER

Warranty

Callaways Limited makes no warranty as to the accuracy of the information provided by the Seller. The property details are provided by the Seller and maintained by Callaways Limited. The Sales Particulars are prepared as an "as seen snapshot" of the property and its contents at the time of inspection and is compiled as a fair and accurate record of the property's internal condition and its contents and should not be used as an accurate description of fixtures and fittings and equipment or as a structural survey report.

Sales Particulars

Callaways Limited is not an expert on fabrics, woods, materials etc, nor is a qualified surveyor or valuer; they are not required to state whether an item is antique, made of precious metals, of unique origin, or whether it is new despite the appearance being obviously so. All items are in the condition as seen. Items left in beach huts, that have not been noted in the Sales Particulars are the sole responsibility of the Seller. The eventual accuracy of the Sales Particulars lies with the Seller. Any queries or discrepancies relating to the description or content will be addressed to the Seller.

VIEWINGS

Call Laura to arrange your viewing on 01273 735 237 or contact cs@callaways.co.uk for more details about beach huts

BEACH HUTS – LIFEGUARDS

Do you enjoy swimming, paddle or kite-boarding?

Then you'll probably want to be near a life-guarded beach for safety purposes. Find out where the lifeguard posts are situated by clicking https://www.brighton-hove.gov.uk/libraries-leisure-and-arts/seafront/lifeguards

DOG FRIENDLY BEACHES

Dogs are permitted on all beaches in Brighton & Hove from 1 October to 30 April. During the rest of the year, dogs are only permitted on beaches listed as dog friendly beaches (and these are well signposted).

For more information, go to https://www.brighton-hove.gov.uk/libraries-leisure-and-arts/seafront/dog-friendly-beaches-map

BEACH HUT BUSINESS RATES

Business rates are a tax set by the government and are charged on business properties, including beach huts.

Refer to https://www.brighton-hove.gov.uk/business-and-trade/business-rates/business-rates

Read more about non-domestic rates at https://www.callawaysestateagents.co.uk/blog/beach-huts-non-domestic-rates/

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SEAFRONT OFFICE

Tel: 01273 292715 / 6

Address: 141 King's Road Arches

Lower Esplanade

BRIGHTON

East Sussex BN1 2FN

Location: You will find the Seafront Office on the lower promenade between Brighton Pier and West Pier, located underneath the arches opposite the Brighton Centre.