



BEACH HUT 457

Kingsway, Hove, BN3 4LX

PRICE GUIDE

£19,995



# Property Features

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- Beach Hut - Hove Lagoon
- Family Friendly Facilities Close By
- Children's Playground nearby
- Good condition
- Water sports at Hove Lagoon
- Spectacular views

## Full Description

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### BEACH HUT 457

Beach Hut 457 is easy to spot; it sits between Hove Lagoon and the sea on the promenade. Let Hove Lagoon's play park, paddling pool and lagoon keep the children entertained during holidays, weekends and after school. The Big Beach Cafe offers drinks and snacks to keep hunger at bay after working up an appetite with a walk or jog along the prom.

### WE LOVE IT BECAUSE

Beach Hut 457 is in a fabulous location. The England Coast Path spreads east and west for a change of scenery. Take part in Hove Lagoon's organised water activities, or let the children play happily in the paddling pool or play park. Autumn, winter, summer, spring - the seasons are exciting at any time of the year when you're watching the waves crash or gentle lapping of the sea.

### FROM THE BEACH HUTTER

"We've had such fun in our hut over the years. Time doesn't stand still and now it's time, reluctantly, to let it go. We are sure its new owners will appreciate beach hut life as much as we have!"

### 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 - which are well signposted. Find more information at <https://www.brighton-hove.gov.uk/content/leisure-and-libraries/seafront/dogs-beach>

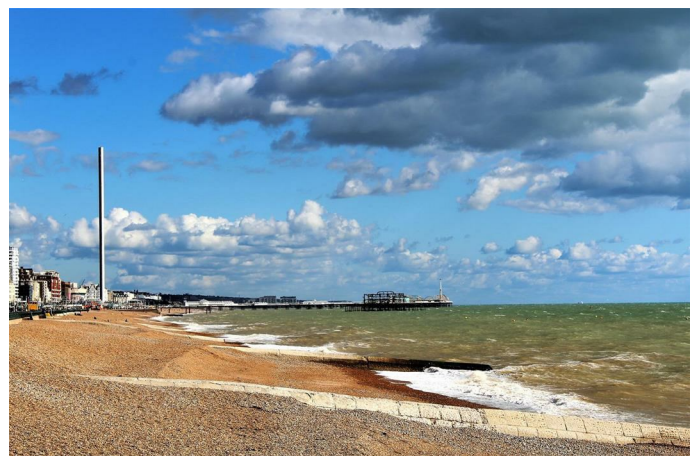
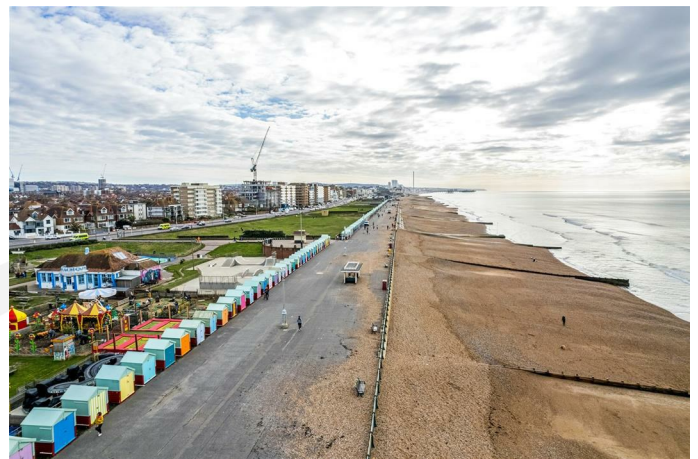
### BEACH HUTS - PARKING ZONE W

Making your trip to the beach hut on foot? The hut lies between Roman Road and Tennis Road.

Driving to the hut? Meter parking is available along Kingsway as well as some of the neighbouring roads.

### 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>





## 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](mailto:cs@callaways.co.uk) for more details about beach huts

## BUSINESS (NON DOMESTIC) RATES

Business Rates are a tax set by Government. They are charged on business properties - including beach huts. More reading at <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/>

## 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 HUT - 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 HUTS - LICENCE FEE 2024/2025

An Annual Licence Fee is payable to Brighton & Hove City Council.

For the period April 2024 to March 2025 the annual fee is £521.33 (including VAT) payable annually or by direct debit. The Transfer Fee:

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

## 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.