



287

Western Lawns, Hove, East Sussex, BN3 4FA

PRICE GUIDE
£23,000



Property Features

- Beach Hut
- Backs onto Courts
- 'End of Terrace'
- West of Rockwater
- Walkway/access from Kingsway



Full Description

BEACH HUT 287

Now available is 'end-of-terrace' property on the prom, 287. Accessed by foot, bike or indeed, any kind of wheels, this beach hut has interior storage, shelving, drop down table, air vent and magnificent views. The hut lies west of Rockwater and has direct access to the beach opposite the hut, via steps.

WHY WE LOVE IT!

With magnificent coastal views, easy access from parking in Kingsway, or if you're coming on foot via Langdale Gardens, beach, sea and sports facilities and Hove Lagoon to the west, this hut lies in a fabulous location.

FROM THE BEACH HUTTER

"I've had many special times at my hut over the last 3 years, but have now moved out of Hove. I'm going to be very sad to leave my hut behind and, reluctantly, it's time to sell."

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.

PURCHASER INFORMATION

The Licence for Brighton & Hove Beach Huts is available for Brighton & Hove Residents only. The Licence is granted for an initial minimum of three years, thereafter renewable annually.

Please refer to Brighton & Hove City Council Terms & Conditions of Licence - Hove Beach Huts - for details of use and decoration specifications <https://www.brighton-hove.gov.uk/libraries-leisure-and-arts/seafront/beach-huts-and-chalets>

NON DOMESTIC 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/>

LIFEGUARDS

Are you a swimmer, paddleboarder, surfer? Check out where the lifeguard stations are located in the summer months by going to <https://www.brighton-hove.gov.uk/content/leisure-and-libraries/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/content/leisure-and-libraries/seafront/dogs-beach>

SEAFRONT OFFICE

T 01273 292715 / 6

King's Road Arches
Lower Esplanade
BRIGHTON
East Sussex
BN1 2FN

The Seafront Office is located between Brighton Pier and West Pier, underneath the arches and opposite the Brighton Centre on the lower promenade.

DISCLAIMER

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.

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.

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.

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VIEWINGS

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

North & South Studios 3
Wilbury Grove
Hove
Brighton & Hove
East Sussex

www.callawayestateagents.co.uk
cs@callaways.co.uk
01273-735237

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements