



336

Kingsway, Hove, BN3 4FT

£24,500



Property Features

- Beach Hut 336
- Near Hove Lagoon
- Hove Beach Park location
- Good Condition
- Call to view 01273-735237
- Close to Rockwater

Full Description

BEACH HUT 336

It's easy to see why beach huts are hugely popular. A splash of colour on the doors, sun shining, sea sparkling, and a place to just 'be'. Hut 336, backing onto Western Lawns, lies towards the western end of Hove Promenade - within striking distance of Hove Lagoon and Rockwater. Take a route directly south from Kingsway/Berriedale Avenue, turn left when you reach the prom, and you'll find your destination a couple of beach huts along, backing onto the renovated Hove Beach Park.

RESIDENTS ALLOWED

Licences are available for a minimum of 3 years to Residents of Brighton & Hove City Council. Terms & Conditions apply. Go to <https://www.brighton-hove.gov.uk/libraries-leisure-and-arts/seafront/beach-huts-and-chalets>

WHY WE LOVE BEACH HUT 336

Apart from being an 'escape to the coast', condition, location, destination tick the boxes if you wish to be near Hove Lagoon with Big Beach Cafe and Rockwater. Reminiscent of times gone by, beach huts are a great way to catch up with friends and family. Gazing out to sea whatever the weather, rolling or crashing waves, reflections of sky in a summer's day sea, plus a magnificent coast-line for added value.

BEACH HUTTER'S QUOTE

"We've loved our hut for almost 20 years - and we'll be very sad to say 'goodbye'. Our family has grown and moved on. Our hut needs another family to provide 'TLC over the coming years."

PURCHASER INFORMATION

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.

DOG FRIENDLY BEACHES

Dogs are permitted on all beaches in Brighton & Hove from 1 October to 30 April. During the rest of the years, 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>

LIFEGUARDS

For details of Lifeguard Stations, go to <https://www.brighton-hove.gov.uk/libraries-leisure-and-arts/seafront/lifeguards>





BEACH HUTS - PARKING

Making your trip to the beach hut on foot? The hut lies between Berriedale Avenue and Braemore Road

Driving to the hut? Make your way to Parking Zone: R
Meter parking is available along Kingsway as well as some of the neighbouring roads.

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/>

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:
(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 Heather to arrange your viewing on 01273-735237 or contact teamsales@enquireies.co.uk for more details about beach huts

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.

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

www.callawaysestateagents.co.uk
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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