



422

Kingsway, Hove, BN3 4LX

PRICE GUIDE  
£28,000



# Property Features

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- Beach Hut 422
- Perfectly positioned between Hove Lagoon and the sea, offering enviable views
- Plenty of activities to enjoy at Hove Lagoon and Hove Beach Park.
- An opportunity to refresh the doors with a new coat of paint.
- Minimum BHCC Licence 3 years
- BHCC Terms & Conditions apply

## Full Description

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### BEACH HUT 422

Beach Hut 422 – A Prime Spot for Seaside Fun

Discover Beach Hut 422, perfectly located between Hove Lagoon and the beach, offering the ideal mix of relaxation and adventure.

With the newly reopened Hove Beach Park just behind, there's something for everyone – from little ones burning off energy to adults unwinding by the sea. Whether it's paddleboarding, enjoying an ice cream, or simply soaking up the sun, this location has it all.

Perfectly placed for beach days & family fun

Just steps from exciting attractions and open space

A brilliant base to enjoy the best of Hove's seafront

Beach Hut 422 – where seaside memories are made.

### BEACH HUTS - PARKING

Walking to the Beach Hut?

Head down Wish Road, follow the footpath to the seafront, and then turn right.

Driving to the Hut?

Metered parking is available along Kingsway and in several neighboring streets.

### DOG FRIENDLY BEACHES

Dog Policy for Brighton & Hove Beaches:

Dogs are welcome on all beaches in Brighton & Hove from 1 October to 30 April. During the rest of the year, dogs are only permitted on beaches designated as 'Dog Friendly Beaches', which are clearly signposted. For more information, go to <https://www.brighton-hove.gov.uk/content/leisure-and-libraries/seafront/dogs-beach>

### BUSINESS (NON DOMESTIC) RATES

Business Rates are a tax set by Government. They are charged on business properties - including beach huts.

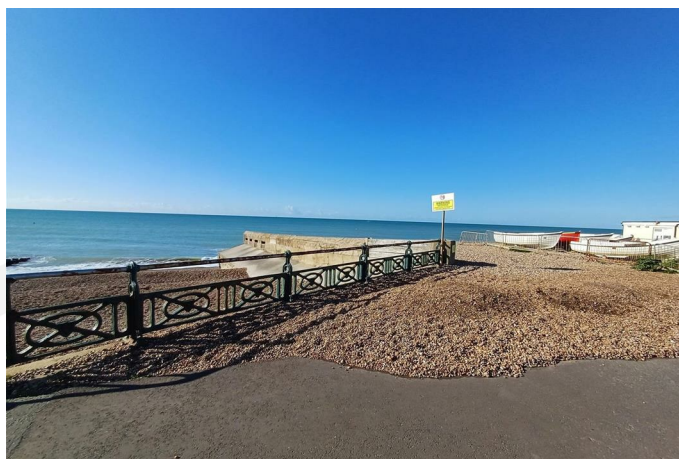
More reading at <https://www.brighton-hove.gov.uk/business-and-trade/business-rates/business-rates>

Read more about non-domestic rates at

<https://www.callawaysestateagents.co.uk/blog/beach-huts-non-domestic-rates/>

### LIFEGUARDS

For details of Lifeguard Stations, go to <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

## 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>

## PURCHASER INFORMATION

Brighton & Hove Beach Hut Licence

The licence for Brighton & Hove Beach Huts is available exclusively to residents and is granted for a minimum term of three years.

For details on usage and decoration specifications, please refer to the Brighton & Hove City Council Terms & Conditions of Licence – Hove Beach Huts.

## WHY WE LOVE IT

Condition, Location, and Destination

Perfectly situated midway between Hove Lagoon and Rockwater — a popular spot for coffee, dining, and catching up with friends and family — this property offers stunning views of the sea, whether it's calm or crashing with the seasons. In great condition, it's an ideal 'go-to' location for both social and sporting events. Adding to its appeal are the breathtaking sights along the coast...

## SEAFRONT OFFICE

T. 01273 292715 / 6

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

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

## BEACH HUTS - LICENCE FEE 2025/2026

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

For the period April 2025 to March 2026 the annual fee is £518.70 (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.

## SEAFRONT OFFICE

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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.