



163

Kingsway, Hove, BN3 4GP

PRICE GUIDE
£19,000

Property Features

- Price reflects repair required
- Close to car parking
- Walking distance to Brighton
- Direct access to the sea
- Cafes and restaurants near-by
- Walking distance to Hove Lagoon

Full Description

BEACH HUT 163

Beach Hut 163 – Prime Location with Huge Potential

Nestled in a sought-after spot between the King Alfred car park and the ever-popular Lex Café, Beach Hut 163 offers direct access to the beach and a chance to make your mark on the Hove seafront.

Positioned close to the exciting new proposed Yellowwave beach café and sports centre, this hut is ideally placed for those who love being at the heart of the action.

While the hut is in need of a little TLC, it presents a fantastic opportunity to create your own stylish seaside retreat in a truly enviable location.

Fantastic potential in a high-demand location
Steps from cafés, coastal walks & upcoming attractions
Direct beach access – your seaside escape awaits

Beach Hut 163 – bring your vision and enjoy the view.

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

Because of the hut's close proximity to the new Kingsway to the Sea development.

FROM THE BEACH HUTTER - WE LOVE IT TOO

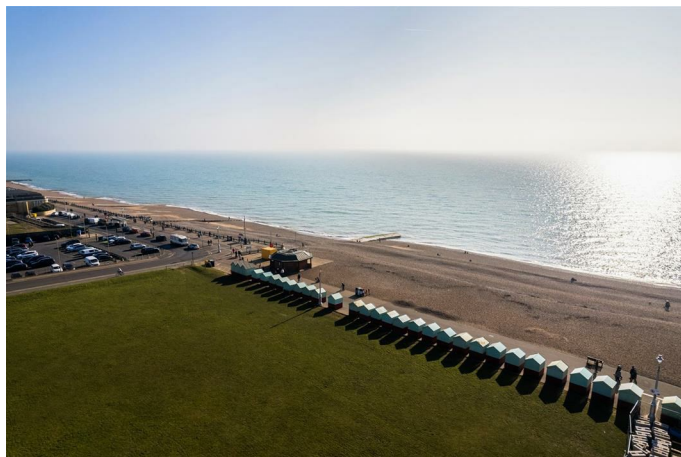
We've had so many years of fun here as a family. This was the perfect location for our very active kids - there is no wall so you're basically right on the beach and at the same time right on the green for football and frisbee. And also so close to the cafe and the loos!

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 – 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>

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 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.

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

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.