

405 Kingsway
Hove Lagoon
Hove
BN3 4LX



CALLAWAYS
RESIDENTIAL
SALES & LETTINGS

405 Kingsway

£28,000

BEACH HUT #405

Beach Hut 405 is perfectly placed at Hove Lagoon, offering a prime seaside spot just moments from the popular Off The Beach café and the much-loved outdoor sauna. With the sound of the waves and wide open sea views, it's an ideal base for relaxed beach days, paddleboarding at the lagoon, or a refreshing dip followed by coffee or a sauna session. Whether you're soaking up the sun, sheltering from the breeze, or enjoying a classic day by the sea, Hut 405 combines convenience, atmosphere, and that unmistakable Hove coastal charm.

BEACH HUT - WHY WE LOVE IT

WE LOVE IT... Location, location, location

Because of all the activities at the lagoon.

BEACH HUT - RESIDENTS ALLOWED

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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 - 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.

To be paid by the seller. 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.

Local Authority

Council Tax Band Exempt

EPC Rating



Contact

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