

372 Kingsway  
Hove  
BN3 4JQ



CALLAWAYS  
RESIDENTIAL  
SALES & LETTINGS

# 372 Kingsway

## £24,500

### BEACH HUT #372

Beach hut number 372, offers a unique opportunity to embrace the beach hut life. Situated conveniently near the popular Rockwater Café, this beach hut is perfectly positioned for those who enjoy the vibrant beach lifestyle.

### BEACH HUTS - PARKING

The hut lies near parking zone:

Meter parking is available along Kingsway as well as some of the neighbouring roads.

### 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' - these are well signposted. For more information, go to <https://www.brighton-hove.gov.uk/content/leisure-and-libraries/seafront/dogs-beach>

### 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:

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.

### RESIDENTS ALLOWED

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

### PURCHASER INFORMATION

The Licence for Brighton & Hove Beach Huts is available for residents only and is granted for a minimum of three years. Refer to Brighton & Hove City Council Terms & Conditions of Licence - Hove Beach Huts - for details of use and decoration specifications.

### PARKING ZONE

Parking Zone:

### LIFEGUARDS

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

### WHY WE LOVE #372

Local Authority

Council Tax Band Exempt

EPC Rating



## Contact

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[www.wilburyresidential.co.uk](http://www.wilburyresidential.co.uk)