

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

01273-735237

enquiries@callaways.co.uk

www.wilburyresidential.co.uk