







64

Kingsway, Hove, BN3 2PE

PRICE GUIDE

£25,000

Property Features

- Recently repainted
- Close to replenished beach
- Sea Views
- Hove Lawns location
- Near to Church Road cafes and restauarants
- Interior shelves



Full Description

BEACH HUT #64
Beach Hut 64 is situated in the popular Hove Lawns area. With a choice of steps to the beach, water tap and a stroll along to The Lawns Cafe, this is an ideal location for enjoying Hove's beach front. The promenade runs along the England Coast Path from Eastbourne to Shoreham-by-Sea.

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

Because of the wonderful location.

FROM THE BEACH HUTTER - WE LOVE IT TOO
We are sad to be selling our hut but hoping the next guardians feel as lucky as we did.

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 - LICENCE FEE 2026/2027
An Annual Licence Fee is payable to Brighton & Hove City Council. For the period April 2026 to March 2027 the annual fee is £534.27. (including VAT) payable annually or by direct debit per month.

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.









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

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 (and these are well signposted).

For more information, go to https://www.brighton-hove.gov.uk/libraries-leisure-and-arts/seafront/dog-friendly-beaches-map

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 - SEAFRONT OFFICE CONTACT DETAILS

The Seafront Office issues licences for Hove beach huts.

You will need to attend the Seafront Office to sign the licence when you buy.
The Seafront Office is on the lower promenade between Brighton Pier and West Pier, located underneath the arches opposite the Brighton Centre.

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

Tel: 01273 292715 / 6

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

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