







461

Kingsway, Hove Lagoon, Hove, East Sussex, BN3 4LX

PRICE GUIDE

£25,000

Property Features

- Parking Zone W
- Newly built
- Weather-resistant construction suitable for year-round use
- Hove Lagoon Area
- Sea views
- Close to cafes and local amenities



Full Description



BEACH HUT #461
Prime seafront location with open views.
Direct access to promenade and with public toilets close by.
Perfect for family leisure, water sports and seaside relaxation.
Brand-new construction with durable materials.
Ability to personalize hut doors with your chosen paint colours.

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

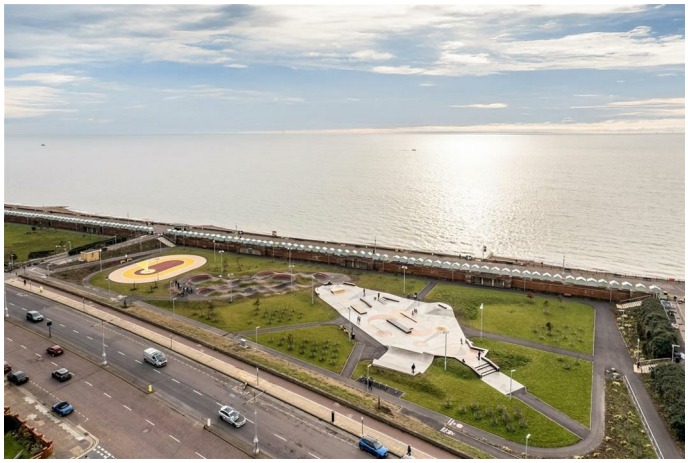
Because it is perfectly positioned in the Hove Lagoon area, Beach Hut 461 has a beautiful outlook and backs on to the lagoon with everything it has to offer. Watersports, an outdoor sauna, children's playpark and two cafes with toilet blocks all within easy reach.

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

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 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

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/

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