



172

Kingsway, Hove, East Sussex, BN3 2TG

PRICE GUIDE
£28,000

Property Features

- Close to Rockwater
- Direct Beach Access
- Close to Lex's Cafe
- Sea View



Full Description

BEACH HUT 172

Welcome to Beach Hut 172 in Hove. This delightful beach with its prime location near Lex's Cafe, you can enjoy a leisurely stroll for a cup of tea or a delicious meal with ease.

Listen to the soothing sound of waves and the fresh sea breeze whilst sitting on the prom. Beach Hut 172 has a stunning sea view. Step outside and find yourself just moments away from direct beach access, allowing you to dip your toes in the water or take a swim in the sea.

BEACH HUT - WHY WE LOVE IT

WE LOVE IT...

Because of its fantastic location.

BEACH HUTTER - WE LOVE IT TOO

We love it too because it has given us many precious memories over the years. The perfect seaside retreat on a sunny day.

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 – 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

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.callawayestateagents.co.uk/blog/beach-huts-non-domestic-rates/>

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>

SEAFRONT OFFICE

Tel: 01273 292715 / 6

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

Location: You will find the Seafront Office on the lower promenade between Brighton Pier and West Pier, located underneath the arches opposite the Brighton Centre.

North & South Studios 3
Wilbury Grove
Hove
Brighton & Hove
East Sussex

www.callawayestateagents.co.uk
cs@callaway.co.uk
01273-735237

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements