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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002

**Benham Court, Kings Esplanade, Hove, BN3 2WR**  
**£575,000 - £600,000 Guide**

# Benham Court, Kings Esplanade, Hove, BN3 2WR

**£575,000 - £600,000 Guide**

A sought-after two-bedroom flat occupying part of the sixth floor of this popular purpose-built block, enjoying an unrivalled position directly on Hove seafront. The property benefits from a garage, share of freehold and a full-width balcony offering stunning, direct sea views.





## Further Information

The property occupies part of Benham Court which benefits from a passenger lift to all floors and extremely well-maintained hallways. Internally, the accommodation comprises a generous entrance hall, kitchen and shower room, along with two double bedrooms, both with fitted storage, with the principal bedroom further benefitting from an en suite bathroom. There is also a fantastic living/dining room with sliding doors opening onto the full-width balcony, making the most of the exceptional seafront outlook. The property is offered for sale with no onward chain and we cannot stress that flats in this block and location are extremely rare, and early and internal inspection is essential.

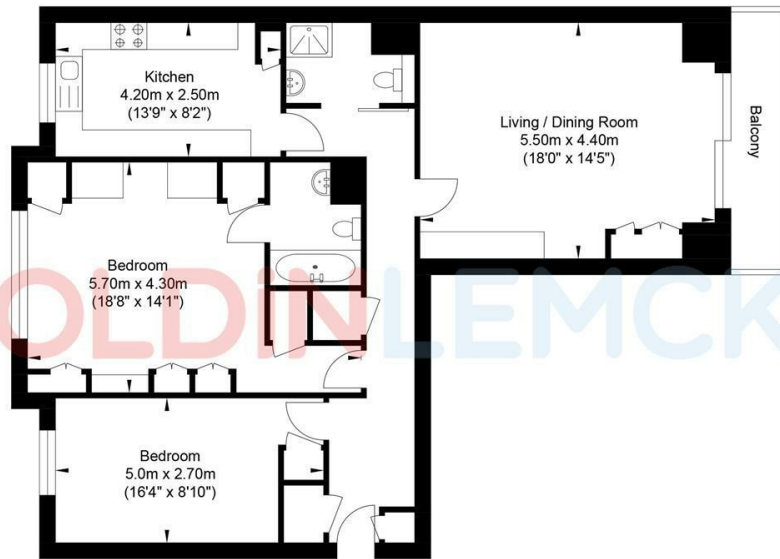
Benham Court is well positioned on Kings Esplanade, directly opposite Hove seafront, offering easy access to the beach, promenade and coastal paths. The area is well served by a range of local cafés, bars and independent shops, with Church Road and Hove Station both within convenient reach. Regular bus services run along the seafront, providing straightforward connections into Brighton city centre and beyond, making this a practical and highly convenient location for day-to-day living.



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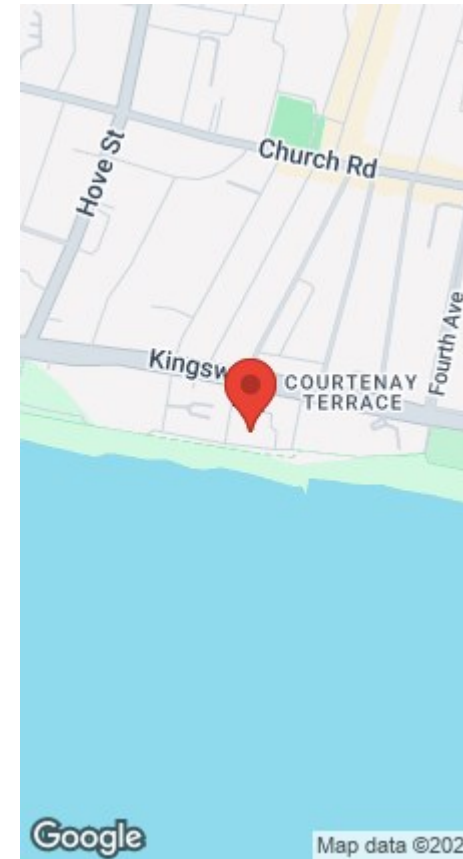
# Kings Esplanade



Sixth Floor  
Approximate Floor Area  
988.98 sq ft  
(91.88 sq m)

Approximate Gross Internal Area = 91.88 sq m / 988.98 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.