



Benham Court, Kings Esplanade, Hove, BN3 2WR  
**£625,000 - £650,000 Guide**



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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.

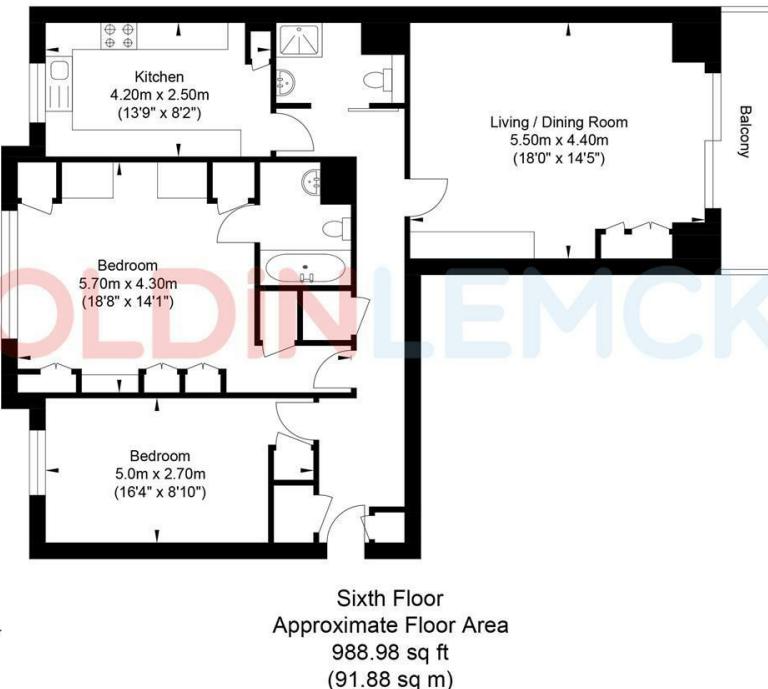
Benham Court is well positioned on Kings Esplanade, directly opposite Hove seafront, offering easy access to the beach, promenade and coastal paths. The area is well served by a range of local cafés, bars and independent shops, with Church Road and Hove Station both within convenient reach. Regular bus 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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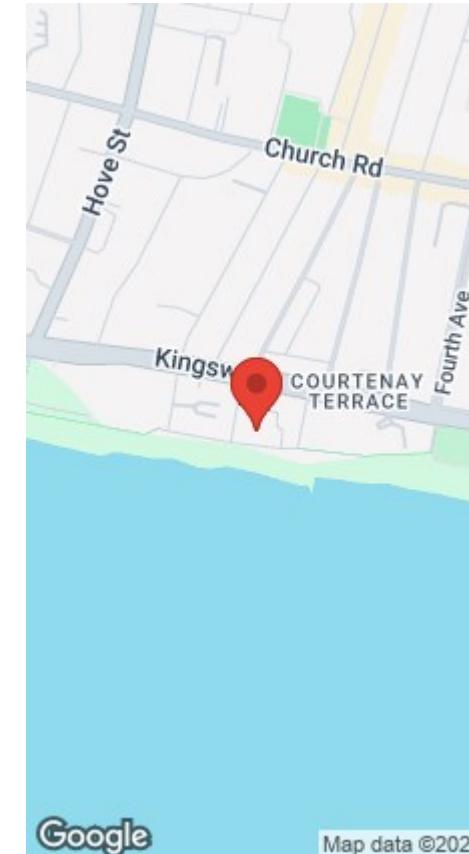
## Kings Esplanade

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

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



## SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.

Call 01273 777123 or email [property@goldinlemcke.com](mailto:property@goldinlemcke.com)

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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		
(39-54)	E	65	78
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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