



## **Benham Court, Hove, East Sussex BN3 2WR Auction Guide £425,000 Leasehold**

SOLD PRIOR TO AUCTION

Delightful second floor 2 bedroom purpose built flat accessed via both stairs and a passenger lift, has breath taking direct south facing sea views from both the lounge and also the balcony the lounge provides access to. Offered with no onward chain and immediate vacant possession and being seconds away from Hove seafront.

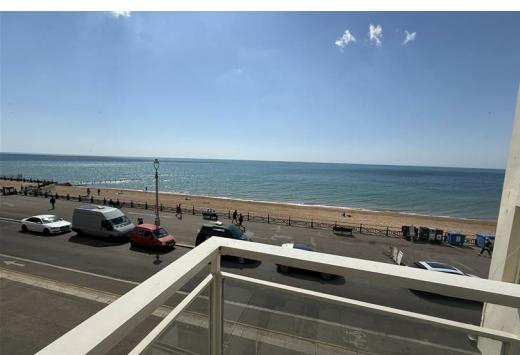
Marketing Guide: Offers In Excess of £425,000

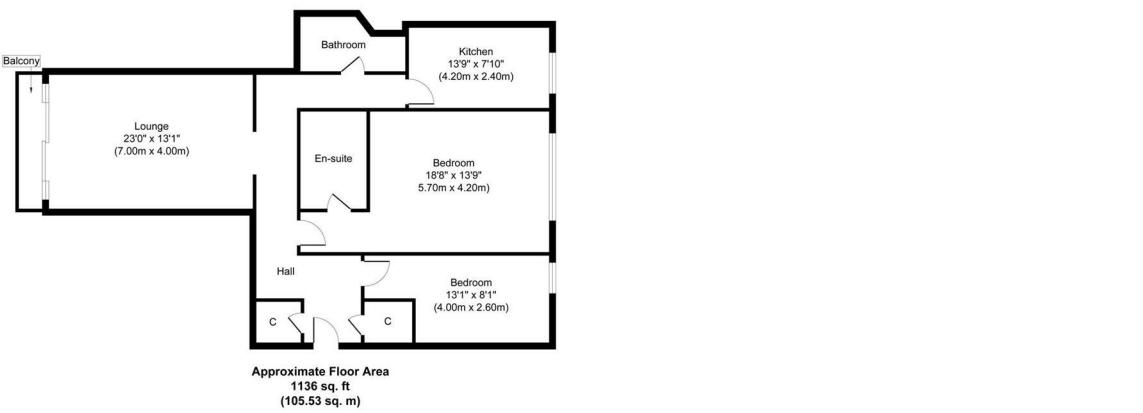
The lease is for a period of 999 years from 15/12/1966 with approximately 940 years unexpired.

WE ARE ADVISED THE FLAT COMES WITH A SHARE OF THE FREEHOLD HOWEVER WE ARE YET TO HAVE THIS FORMALLY CONFIRMED.

Consisting of 2 very generously sized bedrooms, the master bedroom being complimented by an en suite bathroom completed by a walk in shower and double basin sink. The South facing lounge boasts both space and gorgeous views over the sea and seafront whilst the good sized kitchen complements the accommodation very nicely. This flat also offers a main bathroom, that is flattered by a corner bath.

Located in the heart of Hove's seafront, this property grants access to an abundance of dining opportunities, activities and shopping experiences. As well as this, it is surrounded by Brighton and Hove's graceful beaches and





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**

**TEL: 01273 274 000**

**THE PROPERTY MISDESCRIPTIONS ACT 1991:**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION ACT 1998:**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent

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