



7 Beresford Court, Somerhill Road, Hove, BN3 1RH

Spencer  
& Leigh



## 7 Beresford Court, Somerhill Road, Hove, BN3 1RH

Offers In Excess Of £350,000 - Leasehold

- Ground floor flat in an attractive building
- Two good size bedrooms
- Immaculate condition throughout
- Opposite St Ann's Well Gardens
- Long lease and low outgoings
- No onward chain
- Located on Somerhill Road with easy access to Seven Dials
- Close to local cafés, shops and less than a twenty minute walk to Hove Station
- Exclusive to Spencer & Leigh
- Viewing highly recommended

Positioned on the desirable Somerhill Road in Hove, this charming ground-floor flat offers a delightful living experience. Spanning an impressive 576 square feet, the property features two well-proportioned bedrooms, making it ideal for couples, small families, or those seeking a comfortable space to call home.

Upon entering, you will be greeted by a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The flat is presented in immaculate condition throughout, ensuring that you can move in with ease and enjoy your new surroundings from day one.

One of the standout features of this property is its enviable location, situated directly opposite the picturesque St Ann's Well Gardens. This lovely green space is perfect for leisurely strolls, picnics, or simply enjoying the outdoors.

Additionally, the flat benefits from a long lease, providing peace of mind for future ownership. With no chain involved, the process of acquiring this property is straightforward and hassle-free, allowing you to settle in without delay.

Beresford Court is situated in a prime position with many attractions, including Hove seafront, Church Road, George Street and is just a short walk from Western Road, where you will find a wide range of shops. Nearby schools include Hove Junior School, Brunswick Primary School and Young Friends Kindergarten, catering for all age groups, as well as the popular St Ann's Well Gardens just across the road. All travel networks are easily accessed with bus routes, Hove railway station and road links in and out of the city.

In summary, this ground-floor flat on Somerhill Road is a rare find, combining modern living with a prime location. Whether you are looking to invest or find your next home, this property is sure to impress. Do not miss the opportunity to make it yours.



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Entrance

Entrance Hallway

Living/Dining Room  
15'3 x 14'11

Kitchen  
8'10 x 7'4

Bedroom  
12'11 x 8'7

Bedroom  
8'9 x 7'10

Family Bathroom

OUTSIDE

Property Information  
174 years remaining on lease  
Service Charge - £1,100.00 p/a  
No Ground Rent  
Council Tax Band A: £1,637.19 2025/2026  
Utilities: Mains Electric. Mains Gas, Mains water and sewerage  
Parking: Restricted on street parking - Parking Zone O  
Broadband: Standard 16 Mbps, Superfast 80 Mbps. Ultrafast 1800Mbps available (OFCOM checker)  
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



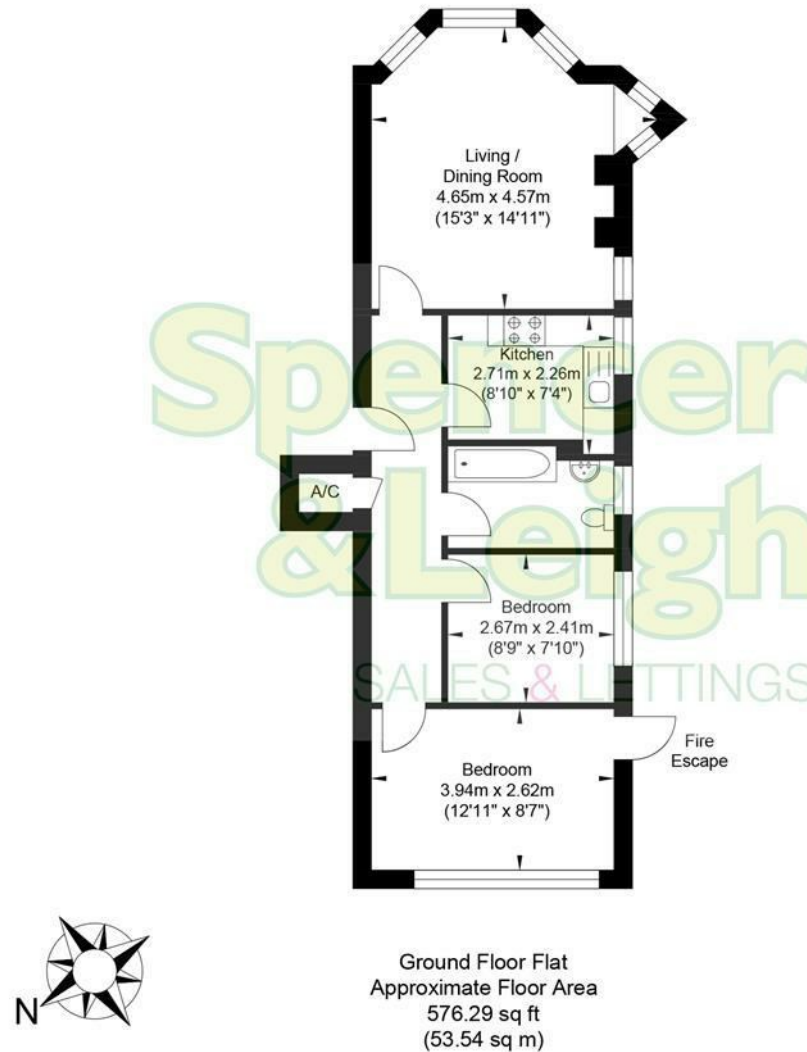
Council:- BHCC  
Council Tax Band:- A

| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            | 75      | 78                         |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

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## Somerhill Road, Beresford Court



Approximate Gross Internal Area = 53.54 sq m / 576.29 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.