



Spa Court, Kings Esplanade, Hove, BN3 2WS  
**£795,000**



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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002

# Spa Court, Kings Esplanade, Hove, BN3 2WS

**£795,000**

A stunning two-bedroom flat occupying part of the eighth (top) floor of this extremely sought-after and well-maintained purpose-built block, positioned directly on Hove seafront. Located on the top corner of the building, the property enjoys exceptional panoramic views, with a south-facing balcony offering uninterrupted sea views and further far-reaching views to the rear towards the Downs. An allocated parking space is also included - a rare find in this location.





## Further Information

The accommodation comprises a spacious entrance hall, a generous south-facing living room with sliding doors opening onto the balcony, perfectly framing the coastline across Brighton and Hove. There are two double bedrooms, both with fitted storage, including a particularly well-proportioned principal bedroom with an en suite bathroom, alongside a modern shower room and a good-sized fitted kitchen.

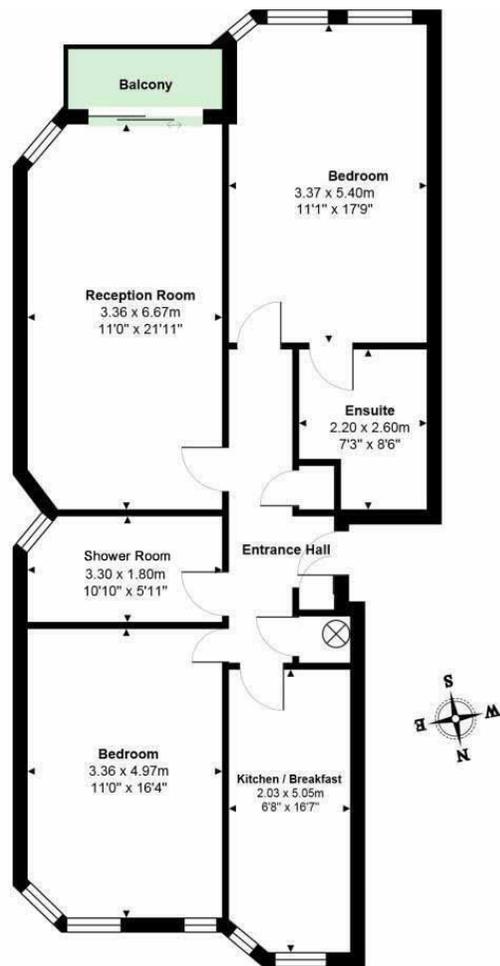
The views from every room are extremely impressive and must be seen to be fully appreciated. Early and internal inspection is highly recommended.

Spa Court occupies a prime position on Kings Esplanade, directly on Hove seafront opposite to the promenade and beach. Church Road is within easy reach, offering a wide range of independent shops, cafés and everyday amenities, while Hove mainline station provides convenient links into London and along the coast. The area strikes a good balance between being central and well connected, yet slightly set back from the busier parts of Brighton, making it a consistently popular spot.



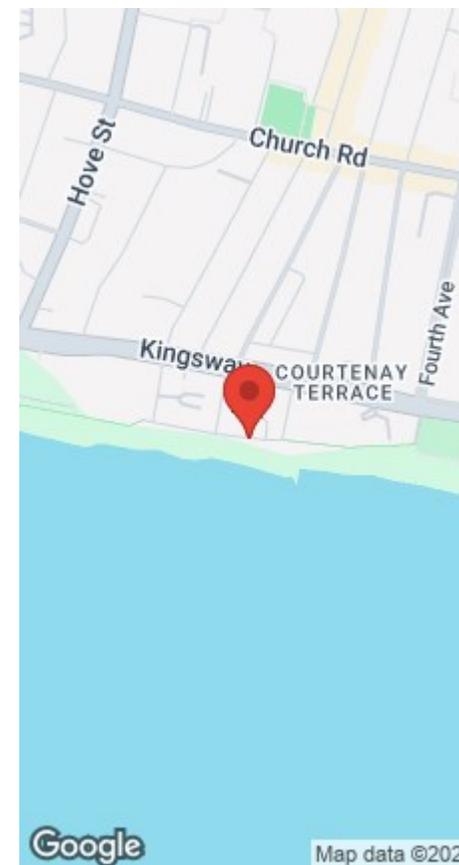
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Total Area: 87.0 m<sup>2</sup> ... 936 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.



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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		72	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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