



Benham Court Kings Esplanade

Hove, BN3 2WR

Offers over £1,200,000

A rare and exciting opportunity to acquire an exceptionally spacious seafront apartment spanning the width of the fifth floor of the sought-after Benham Court, positioned directly on Kings Esplanade with uninterrupted south-facing sea views.

Currently configured as one substantial residence, Flats 17 and 18 have been combined to create a generous four-bedroom, four-bathroom home extending to approximately 2,039 sq ft. The accommodation offers an excellent sense of space and flexibility, with two large living rooms, each enjoying direct access to its own private south-facing balcony, both commanding stunning panoramic views across the English Channel.

The property features two separate kitchens, well-proportioned double bedrooms, and multiple bath and shower rooms, making it ideally suited for multi-generational living, guest accommodation, or those seeking versatile space for working from home.

Further benefits include two private garages and an additional off-street parking space, along with passenger lift access within the building.

****Purchasers should note that the apartments are held on two separate titles. However, they are currently arranged and used as one cohesive home, and the owner is open to a sale of both units together, offering a unique opportunity to secure an expansive lateral seafront residence in one of Hove's most desirable locations****

Situated in the very heart of Hove, the property is adjacent to the ever-popular Marrocco's ice cream bar and just moments from Hove Lawns. Church Road is a short stroll away, offering a wide range of shops, cafés, bars and highly regarded restaurants. To the west along the promenade is Hove Beach Park, with leisure facilities, padel courts and beachfront venues including Rockwater and Babel, as well as the King Alfred Leisure Centre.

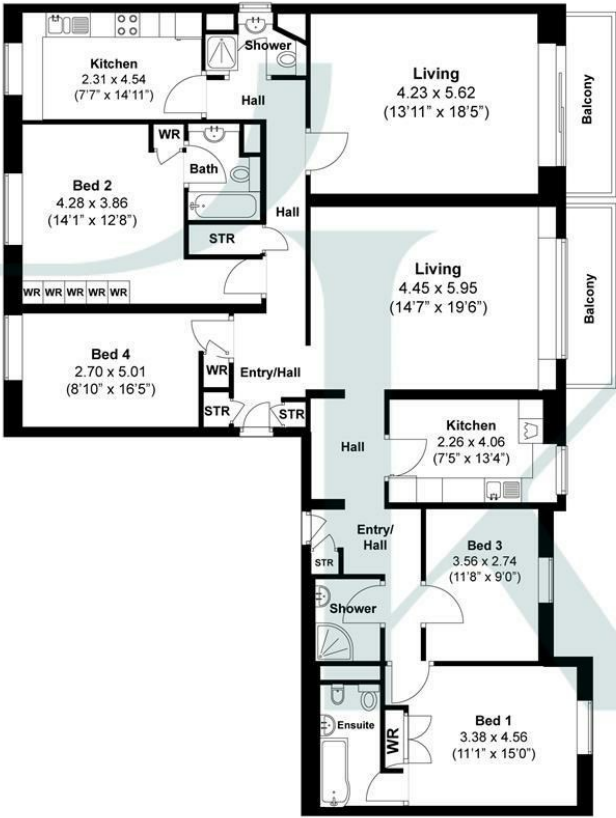
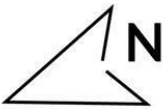
**** SERVICE CHARGE ****

FLAT 17 - £491.08 per quarter
FLAT 18 - £475.57 per quarter



Kings Esplanade, Hove

Approximately 189.5 sqm (2039 sqft)



Disclaimer:
The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.

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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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Pearson
Keehan