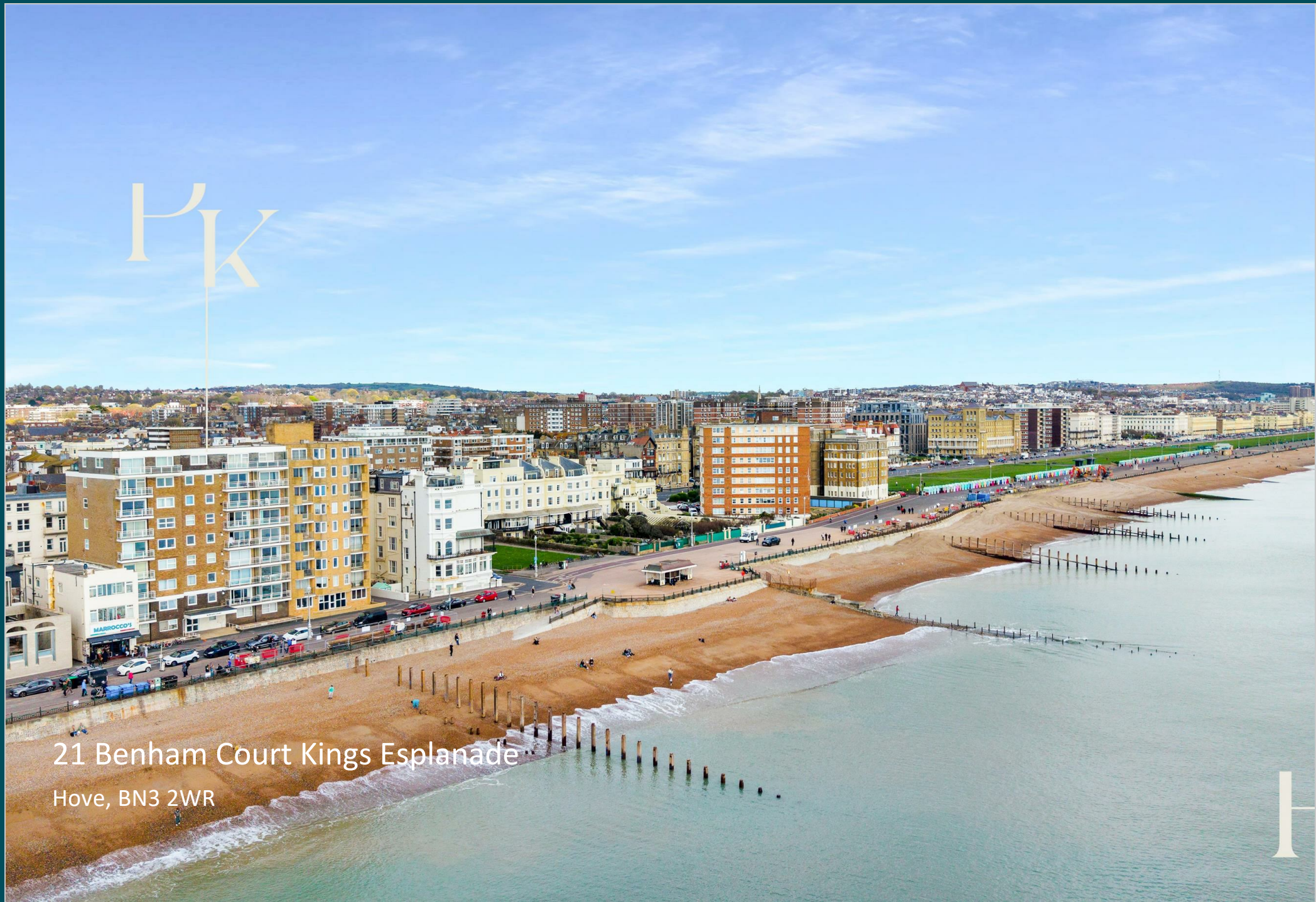




21 Benham Court Kings Esplanade

Hove, BN3 2WR

Guide price £575,000 - £600,000

There are few homes that offer a view quite like this. Positioned on the sixth floor of the sought-after Benham Court, this spacious two-bedroom apartment enjoys an uninterrupted outlook across Hove seafront and the English Channel, with a private balcony providing the perfect place to sit back and take it all in. Although modernisation is required, the property further benefits include a private garage, two bath/shower rooms and over 960 sq ft of well-proportioned accommodation.

The generous living and dining room is undoubtedly the heart of the home. Bathed in natural light, it opens directly onto the balcony, where the ever-changing coastal backdrop creates a truly special setting for relaxing or entertaining.

The separate kitchen offers excellent storage and worktop space, with plenty of room for those who enjoy cooking while still benefiting from elevated rooftop views across the city.

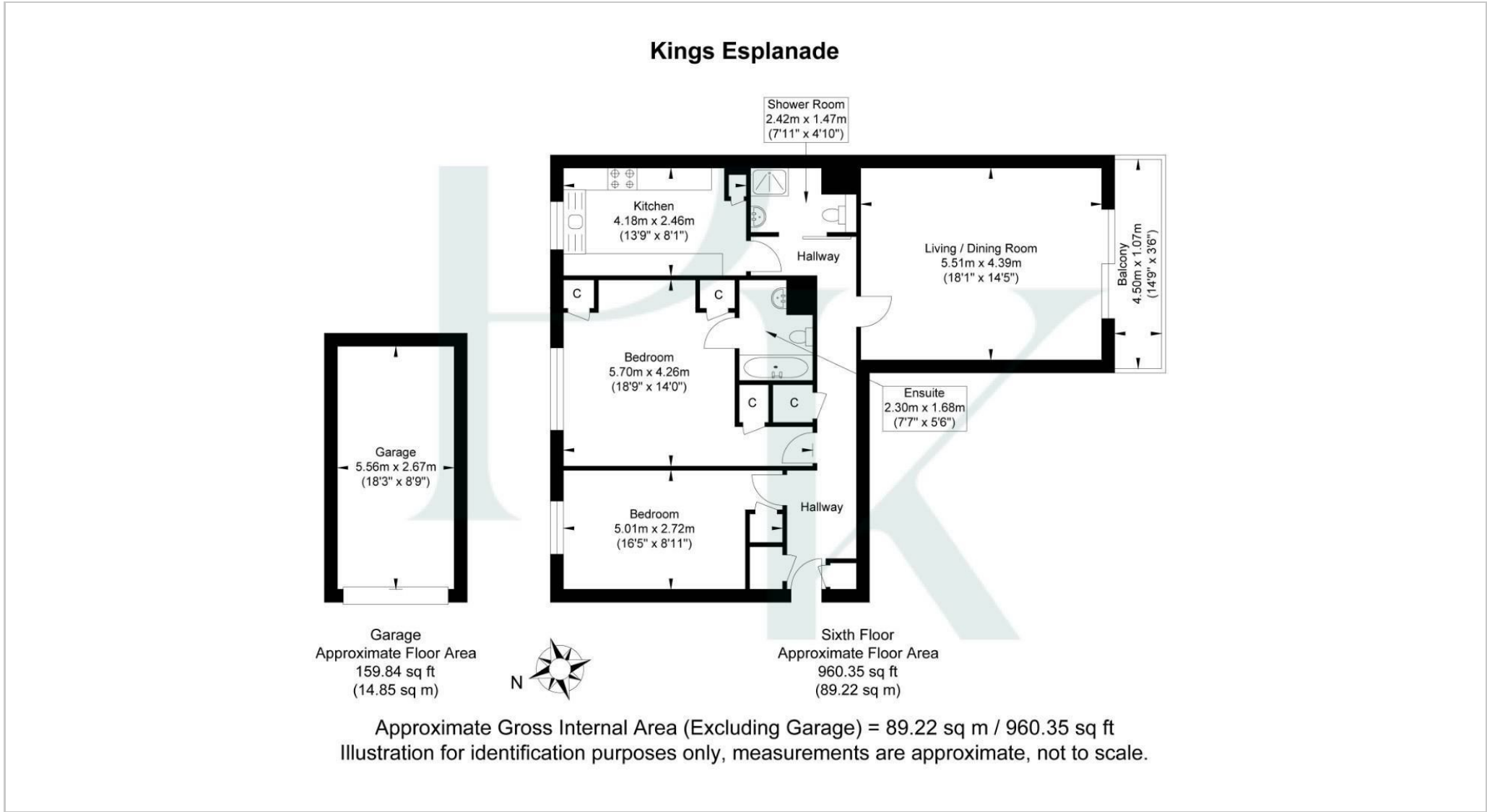
Both bedrooms are exceptionally spacious doubles with fitted wardrobes, offering flexibility for guests, family or those working from home. The principal bedroom enjoys the added luxury of its own en-suite bathroom, while a separate shower room serves the second bedroom and visitors alike, creating a practical layout rarely found in apartments of this style.

The apartment offers an exciting opportunity for a new owner to modernise and personalise, creating a superb seafront home tailored to their own tastes.

A particularly valuable addition is the private garage, providing secure parking or useful storage, a feature that is increasingly difficult to find in such a prime coastal location.

Benham Court occupies an enviable position on Kings Esplanade, directly opposite Hove beach and promenade. Independent cafés, restaurants and shops are all within easy reach, while Church Road, Western Road and Hove Station are comfortably accessible, making this an outstanding home for those seeking the very best of coastal living.

The property is being sold with the added benefit of having a share in the freehold and no onward chain.



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		
	65	78
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