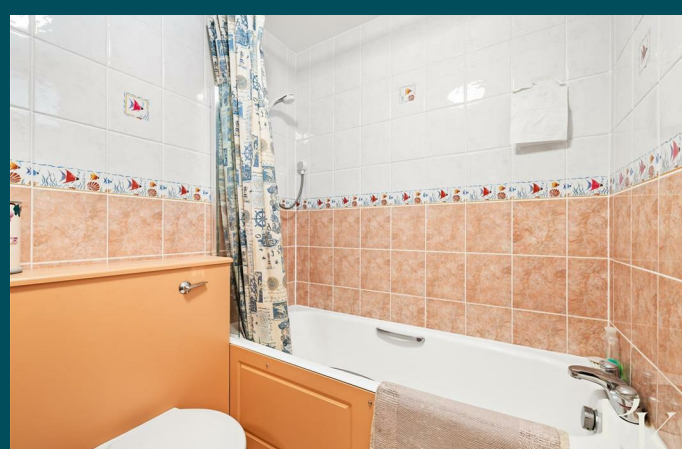
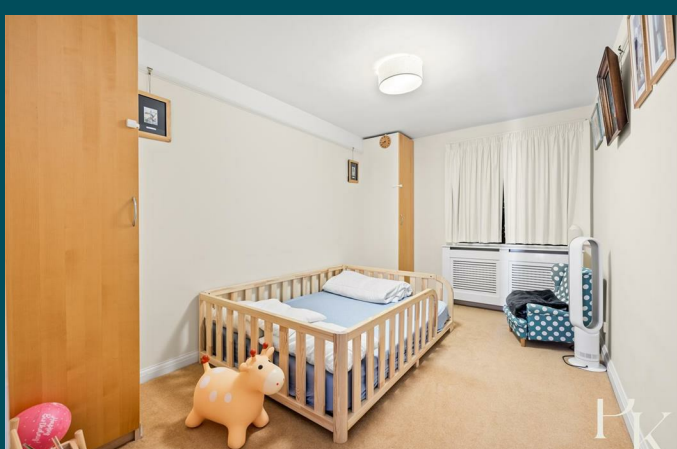




18 Benham Court Kings Esplanade  
Hove, BN3 2WR



# 18 Benham Court Kings Esplanade

Hove, BN3 2WR

**Offers over £625,000**

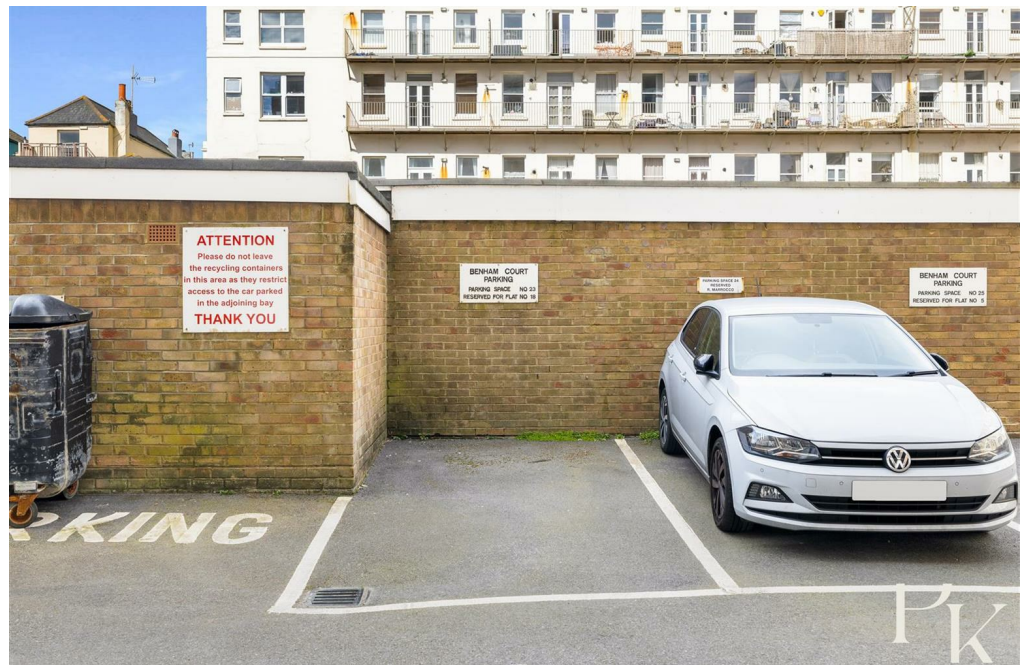
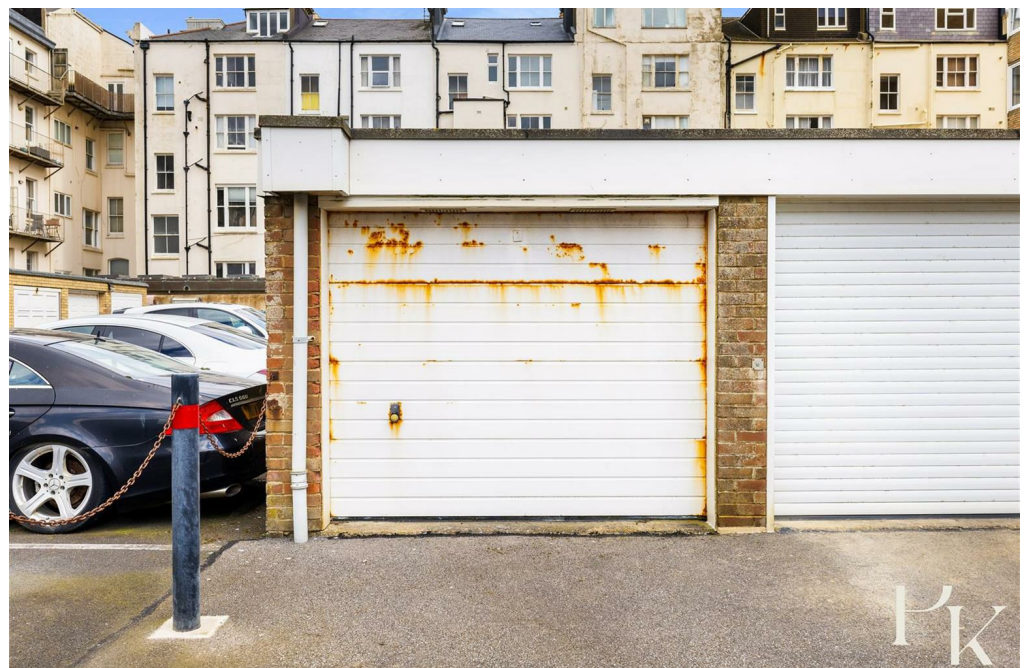
A spacious and well-arranged two-bedroom fifth floor seafront apartment occupying a prime position on Kings Esplanade, directly on Hove promenade, with the benefit of a south-facing balcony enjoying uninterrupted sea views.

Situated within the popular Benham Court development, the apartment offers generous accommodation extending to approximately 1,065 sq ft, featuring a bright and spacious living room with direct access to the balcony, perfectly positioned to take full advantage of the stunning coastal outlook. A separate kitchen/breakfast room provides ample storage and workspace, while the two bedrooms are well-proportioned doubles. The property is further complemented by a bathroom, additional shower room and useful built-in storage.

Additional benefits include a private single garage and an allocated off-street parking space, along with passenger lift access within the building.

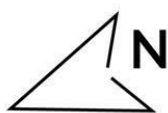
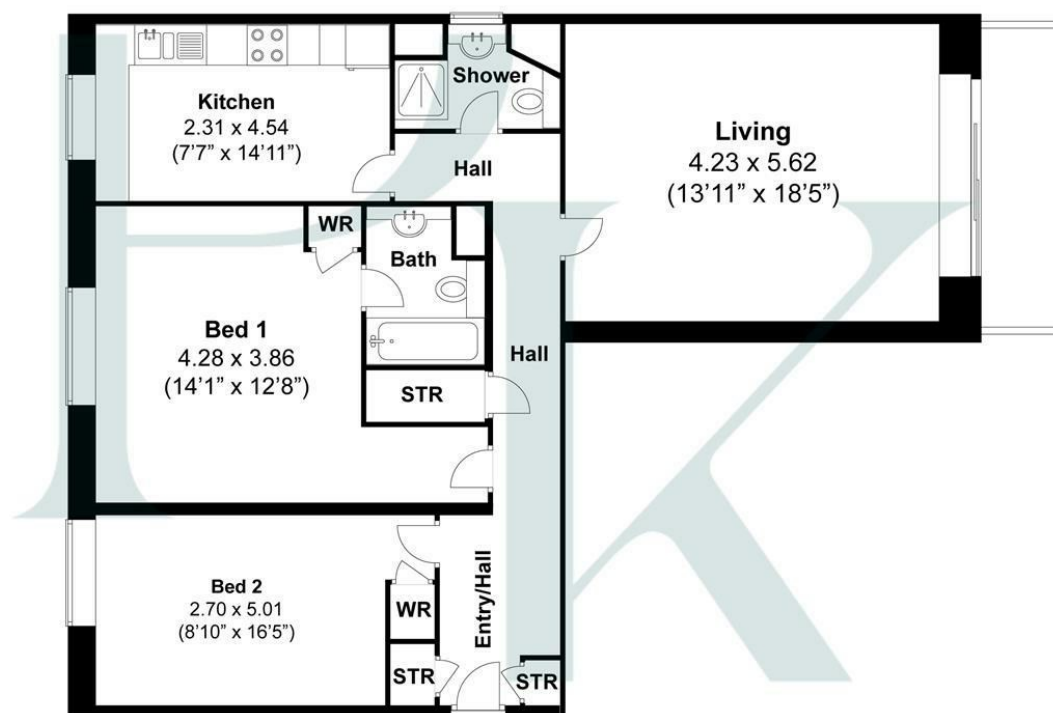
Ideally located in the very heart of Hove, the property sits adjacent to the ever-popular Marrocco's ice cream bar and is just moments from Hove Lawns. Church Road is within a short stroll, offering an excellent selection of shops, cafés, bars and highly regarded restaurants. To the west along the promenade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

This is a rare opportunity to acquire a spacious seafront apartment with exceptional views and excellent amenities in one of Hove's most desirable locations.



## Kings Esplanade, Hove

Approximately 99 sqm (1065 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.



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>	
(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	
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

# Pearson Keehan