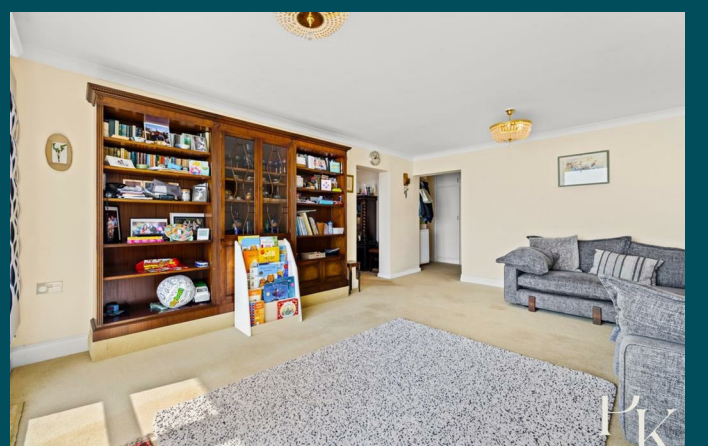
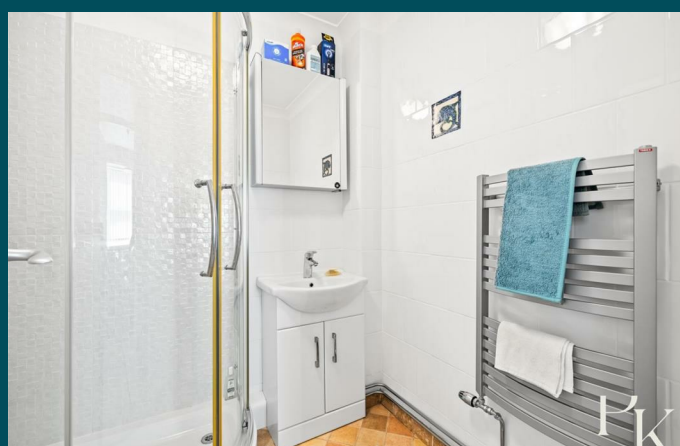
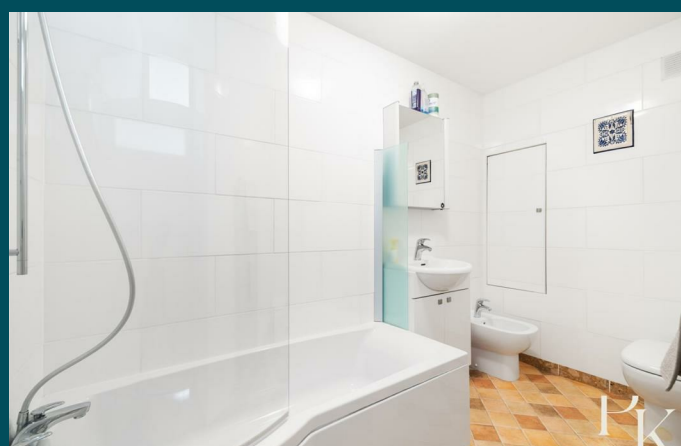
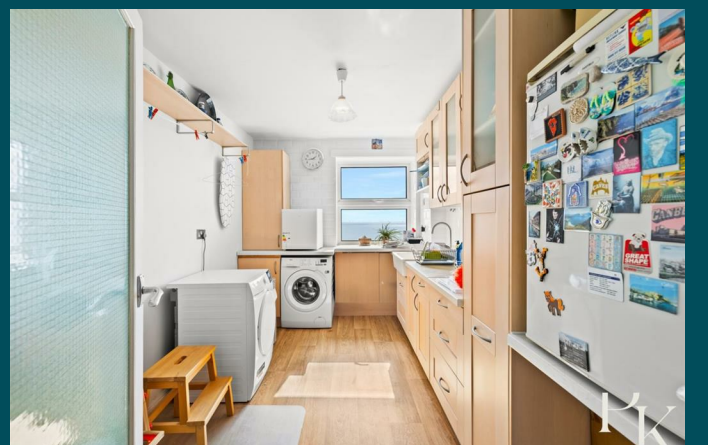




17 Benham Court Kings Esplanade  
Hove, BN3 2WR



# 17 Benham Court Kings Esplanade

Hove, BN3 2WR

*Offers over £600,000*

A well-proportioned 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.

Located in the sought-after Benham Court, the property offers spacious accommodation extending to approximately 974 sq ft, including a generous living room with direct access to the balcony, a separate fitted kitchen, two double bedrooms, a bathroom and additional shower room. The apartment also benefits from a passenger lift and a private single garage.

Ideally positioned in the very heart of Hove, the property sits adjacent to the 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.

Offered with vacant possession and no onward chain, this property presents an excellent opportunity to secure a seafront home in one of Hove's most desirable locations.



## Kings Esplanade, Hove

Approximately 90.5 sqm (974 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) <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 |         |           |
| England & Wales                             |         |           |
| 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 |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

Pearson  
Keehan