



mishomackay

 MAYFAIR
OFFICE.CO.UK



Benham Court, Kings Esplanade, Hove, East Sussex, BN3 2WR

This two-bedroom upper floor apartment on Hove seafront presents a rare opportunity to embrace coastal living in unparalleled style. From its breathtaking sea views to its prime location, every aspect of this residence is designed to elevate the modern lifestyle.

Nestled along the picturesque Hove seafront, this exquisite two-bedroom, third floor apartment offers an unparalleled lifestyle marked by panoramic sea views, sophisticated living spaces, and contemporary interiors. Offering a prime location with direct access to the beach, this residence epitomizes coastal living at its finest.

As you step into the apartment, you are greeted by expansive windows that frame mesmerizing views of the English Channel. From sunrise to sunset, residents can indulge in the beauty of the sea, creating an ever-changing backdrop to daily life.

As you enter the property you are greeted with a spacious entrance hall with discreet storage cupboards, ideal for hiding coats and shoes, maintaining a clutter-free living space.

To the left of the hall is the bright and spacious living room, with floor to ceiling glass doors leading on to the spacious balcony. This space allows you to bask in the coastal breeze and soak up the sunshine. Whether enjoying morning coffee or evening cocktails, this outdoor space is perfect for alfresco dining and relaxation. The separate kitchen is modern and neutral, with an array of integrated, high end appliances.

To the right of the entrance hall you will find a large, contemporary bathroom suite with shower over bath and two bedrooms. Both bedrooms are generously sized, each offering tranquillity and comfort, with panoramic views of the sea from the convenience of your bed. The master benefits from a modern and immaculate en-suite, as well as a large built in wardrobe enclosed by sliding mirrored doors.

The accommodation is beautifully presented throughout, with high ceilings, large windows and neutral tones, allowing residents to personalize the space according to their tastes and preferences. There is also effortless access to the upper floor via the lift, ensuring convenience and accessibility for residents of all ages. This apartment also offers the rarity of a double garage, a feature that adds unparalleled convenience and practicality to the residence.

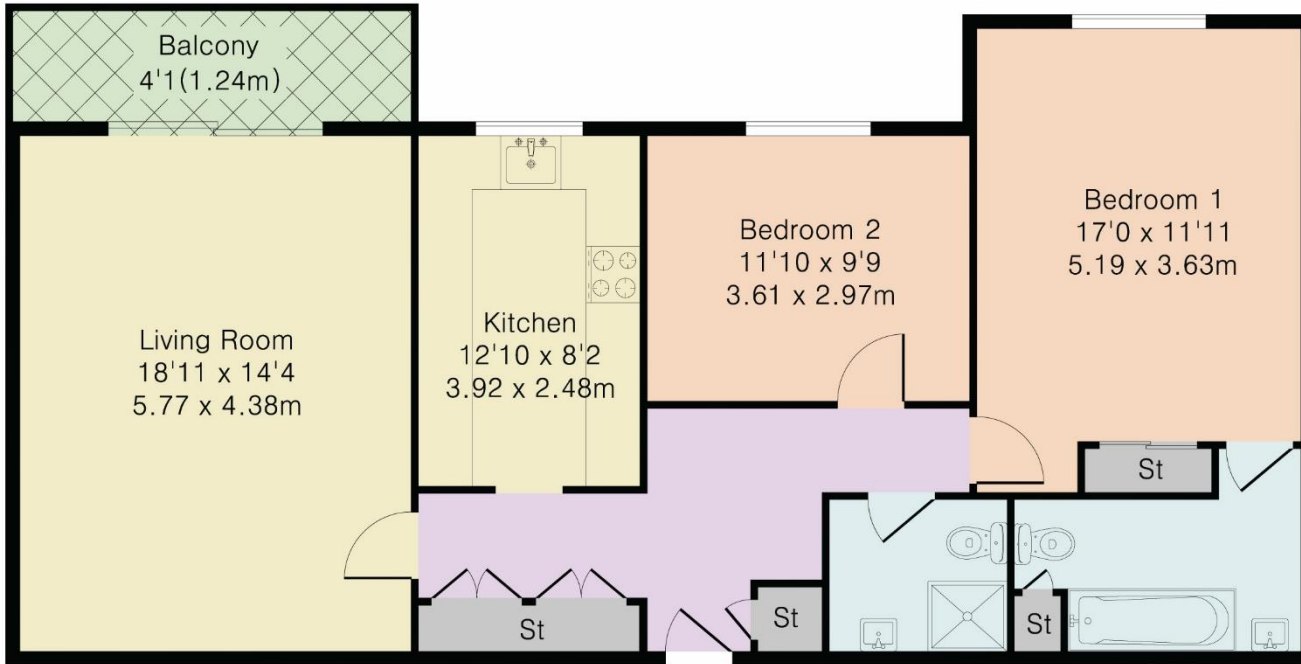
Situated on Hove seafront, the apartment offers easy access to a wealth of amenities and leisure activities. Whether exploring the vibrant local scene or simply enjoying the tranquillity of coastal living, this residence promises a community lifestyle experience. Whether as a permanent residence or a holiday retreat, this luxurious apartment promises a truly unforgettable experience of seaside living.



Benham Court, Kings Esplanade, Hove, East Sussex, BN3 2WR

To be advised

Approximate Gross Internal Area 938 sq ft – 87 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B	82	83
(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
www.epc4u.com		

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Mishon Mackay Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.

Please note that all leasehold information relating to length of lease or ground rent & service charges has been supplied to us by the seller.

Third Floor

Train Station: Hove 0.8 miles
Council Tax: Band E
Ground Rent: £139 p/a
Maintenance: £1757.24 p/a
Length of Lease: TBA

Mishon Mackay - Hove

170 Church Road, Hove, Brighton, BN3 2DJ

Tel 01273 821800 Email: hovesales@mishonmackay.com

