



Benson Court, Ingram Crescent East

Hove

Guide Price £280,000 - £290,000



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Hove

Located in the heart of West Hove, a bright and well-presented TWO BEDROOM, FIRST FLOOR SOUTH-FACING APARTMENT with a BALCONY. Sold with NO ONWARD CHAIN.

Sitting on the first floor of a well-maintained purpose-built block, this apartment is spacious and well laid out. A central entrance hallway provides access to all rooms and also benefits from two built in storage cupboards. The reception room is a great size and opens directly onto the balcony. There is a separate kitchen, two equally well proportioned double bedrooms, and a bathroom with a separate WC.

The Local Area

Conveniently situated on a quiet road in the heart of West Hove, Benson Court has easy access to a wide variety of restaurants, bars and shopping facilities on Portland Road, Boundary Road, Blatchington Road and Church Road.

The recently regenerated Hove seafront is a short and pleasant walk offering tennis and padel courts, and Yellow Wave beach volleyball courts and café, together with Hove Lagoon, with its wide array of watersports, a new skate park, and a children's play area.





Portslade mainline train station, providing convenient mainline commuter routes to London, Brighton, and the South Coast, is approximately half a mile away, and regular bus services run into the bustling café culture of Hove's Church Road and onto the centre of Brighton.

Local schools include Deepdene School and Nursery, Benfield Primary School, Hove Junior School, St Mary's Catholic Primary School and St Peter's Community Infant and Nursery School.

Further Information

Ingram Crescent is situated in parking zone L, and this apartment is in council tax band B, which is currently charged at £1,910.06 for 2025/26.

EPC rating - D Council Tax - B Parking - L

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

Tenure: Leasehold

Unexpired term on lease - 86 years

Service Charge - £1,016.09pa

Ground Rent - £10 pa

This information has been provided by the seller. Please obtain verification via your legal representative.





Second Floor

Total Area: 64.2 m² ... 691 ft² (excluding balcony)

All measurements are approximate and for display purposes only.



Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.