



hamlyn  
smith.


Ingram Crescent East, Hove, BN3 5LY

£300,000

# hamlyn smith.

 2 Bedrooms

 1 Reception

 1 Bathroom

Hamlyn Smith are proud to present this unique two-bedroom, first-floor apartment with South facing balcony, separate office area, and elevated views down to Hove seafront. Well presented throughout this apartment is conveniently located close to shops, cafes, and transport links.

- Two bedroom apartment
- South facing balcony and communal gardens
- Well presented throughout
- Close to mainline station
- Additional office space
- On site parking available









# hamlyn smith.

 1 Hova Villas, Hove, BN3 3DH

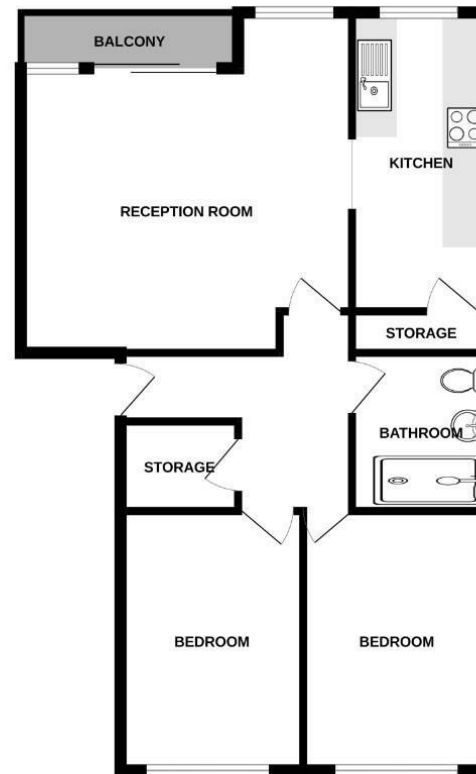
 01273 762222

 hello@hamlynsmith.co.uk

Set back off Portland Road, the property itself is situated on the first floor of a purpose-built block of apartments. The internal accommodation comprises; a large living room, space for dining table and access to a South facing balcony. A modern and white gloss galley kitchen with ample storage, plumbed for w/m, fridge-freezer, and fitted with black worktops. Two good-sized bedrooms are adjacent to each other and a large storage area off the main hallway. A large bathroom with walk-in shower. The property is also entitled to a parking permit for the development.

Benson Court is conveniently located in West Hove just 0.7 miles from Portslade station and 1.3 miles from Hove station. Bus services are also available nearby making for easy access to all parts of the city and beyond. There are a number of supermarkets, pubs and coffee shops dotted along Portland Road which is only a few minutes from Hove promenade and seafront.

FIRST FLOOR



TOTAL FLOOR AREA: 854 sq. ft. (79.3 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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