



**H<sub>2</sub>O HOMES**

WESTERN CONCOURSE, BRIGHTON MARINA  
VILLAGE, BN2 5UP  
**£80,500 LEASEHOLD**







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

## ACCESS

Pedestrian entry is via the main access point to the Marina floating West jetty where the property is located on the upper concourse.

## ENTRY

Entry through security gate to the upper walkway. Individual updated double glazed door to holiday home.

## ENTRANCE HALL

Giving access to the shower room/WC and living area. Timber staircase with fitted carpet to upper level. Fuse box. Galley kitchenette comprising stainless steel sink with mixer tap and drainer. 2 ring hob. Sharp microwave/convection oven. Cupboard and shelving. Fridge. Power points. Economy 7 control panel. Inset ceiling spotlight. Wood effect vinyl floor.

## SHOWER ROOM

East facing window with frosted glass. Fully tiled shower cubicle with 'Triton Enrich' electric shower. Wash hand basin with taps. Mirror with striplight over. Low level WC. Mirrored medicine cabinet. Shelf. Chrome heated towel rack. Wood effect vinyl floor.

## LIVING ROOM

21' 2" max (including kitchenette and shower room) x 9' 0" (6.45m x 2.74m) West facing with delightful harbour views. Power points. TV and telephone points. Ceiling light. Night storage heater. Updated double glazed doors to balcony with fitted venetian blinds. Vinyl wood effect flooring.

## BALCONY

Decked West facing balcony with views directly over the water and running the width of the property. Railings to edge.

## BEDROOM

13' 1" x 9' 0" (3.99m x 2.74m) East facing window giving views directly over the outer harbour. Built in double wardrobe with access to hot water tank and immersion heater. Mirrored wall cabinet. Power points. Smoke alarm. Ceiling light. Fitted carpet.

## LEASE

Lease expires 2035.

## SERVICE CHARGE

£1,498.20 per annum.

## COUNCIL TAX

Band A.