



Victory Mews

Brighton Marina Village, BN2 5XB

- South facing 2 double bedroom apartment
- Inner and outer harbour views
- Living/dining room, fitted kitchen
- En-suite, bathroom, and allocated parking space

£365,000 Leasehold

EPC Rating : B

H₂O
HOMES



Brighton Marina well deserves its reputation as one of the city's 'go to' destinations and boasts a frequent 24hr bus service direct into the City Centre and mainline rail station (London Victoria 54 mins). A wealth of waterfront cafés, restaurants and year-round events creates a buzzing vibe, while other leisure facilities include a multi screen Cinema, Bowlplex, Casino and David Lloyd Health Club. The marina also benefits from a large 24 hour supermarket, and most importantly the assurance of a round the clock security team backed up by experienced onsite management. The exciting new residential and leisure development is further enhancing the Marina and it's well established reputation as a very attractive and sought after location to live, work and play.

This South facing 2 double bedroom apartment enjoys a central position with water views from all main rooms! The bright South facing living/dining room, balcony and main bedroom all have super inner and outer harbour views and the kitchen and 2nd bedroom overlook the inner channel. The property has an en-suite shower room and family bathroom, the lease has been extended and there is an allocated parking space.

ENTRY

Communal ground floor entrance hall with security entry phone system. Stairs to 2nd floor and individual door to apartment.

ENTRANCE HALL

Security entry phone. Cloaks/storage cupboard with shelf. Electrical distribution box. Smoke alarm. Telephone point. Power point. Coved ceiling. Ceiling light. Wood flooring.

KITCHEN

10' 11" x 5' 10" (3.33m x 1.78m)
Fitted kitchen comprising Stoves stainless steel electric oven. Stoves four ring gas hob with extractor hood over. Integrated fridge/freezer. Bosch washing machine. Stainless steel sink with drainer and mixer tap. Range of fitted cupboards. Concealed lighting. Worktops with tiled splashbacks. Radiator. Power points. Window overlooking inner channel. Roller blind. Ceiling light. Tiled floor.

LIVING/DINING ROOM

17' 4" x 11' 10" (5.28m x 3.61m)
Double doors with venetian blinds to balcony. Curtain pole and curtains. Radiator. Power points. Satellite/TV point. Telephone point. Central heating thermostat. Coved ceiling. 2 wall lights and 2 ceiling lights. Wood floor.

BALCONY

South facing with painted balustrade. Views towards both the inner and outer harbours. Exterior light.

MAIN BEDROOM

12' 1" x 10' 0" (3.68m x 3.05m)

South facing window with views towards both the inner and outer harbours. Roller blind. Fitted cupboard with hanging rail and shelving. Radiator. TV point. Telephone point. Power points. Ceiling light. Wood flooring.

EN-SUITE SHOWER ROOM

Part tiled. Hand basin with taps and wall mounted mirror over. Shaver point. Tiled shower cubicle with glazed door. Low level WC with concealed cistern. Chrome heated towel rack. Ceiling light. Extractor fan. Tiled floor.



BEDROOM TWO

10' 11" x 9' 1" (3.33m x 2.77m)

Window overlooking the inner channel. Venetian blind. Fitted cupboard with hanging rail and shelf. Further fitted cupboard housing Vaillant combi gas fired boiler and shelving. Radiator. Power points. Ceiling light. Wood flooring.

BATHROOM

8' 6" x 6' 4" (2.59m x 1.93m)

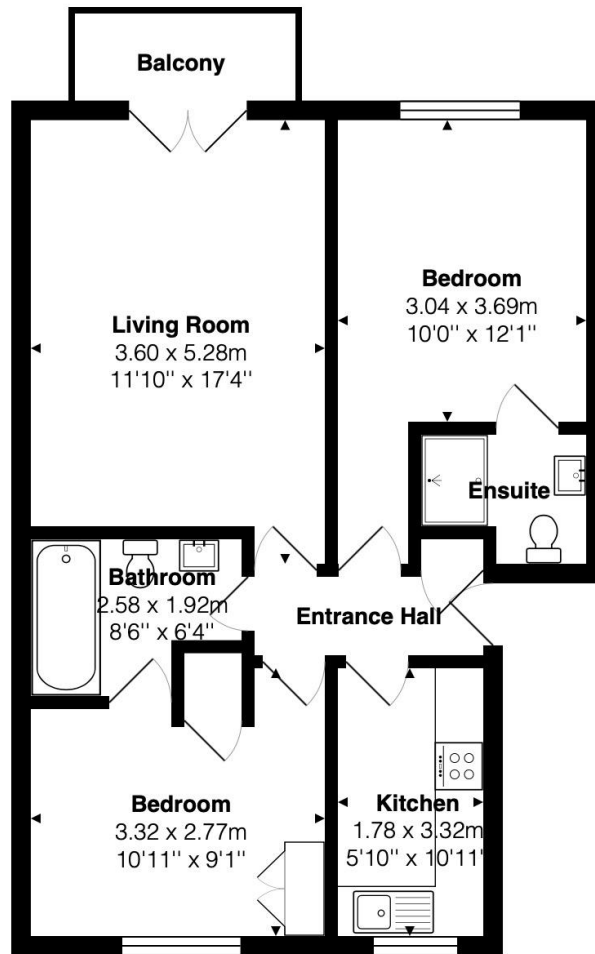
Part tiled. Contemporary suite comprising panelled bath with mixer tap and wall mounted shower. Glazed shower screen. Glass wash hand basin with tap. Low level WC with concealed cistern. Cupboard with shelving. Chrome heated towel rack. Large wall mirrors. Ceiling light. Extractor fan. Ceramic tiled floor.



PARKING SPACE

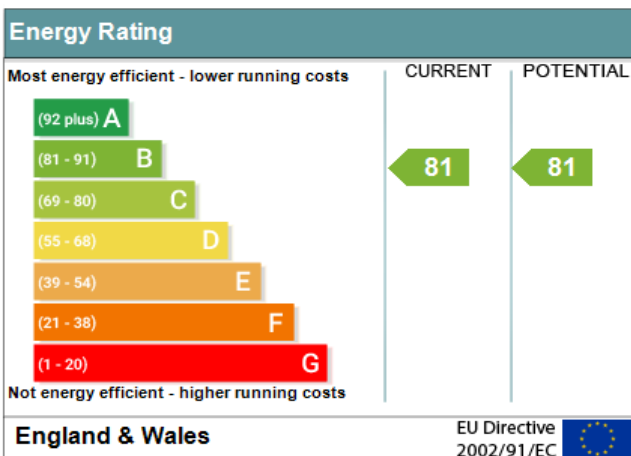
Allocated opposite the block.





Second Floor

Area: 62.2 m² ... 670 ft²



SERVICE CHARGE

£2,758.32 (2022) to include ground rent, service charge, buildings insurance and reserve fund.

TENURE

Leasehold – 83 years remaining.

LOCAL AUTHORITY

Brighton and Hove City Council.

COUNCIL TAX BAND

Tax band E.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements