



## Eastern Concourse

Brighton Marina Village, BN2 5UQ

**£170,000**

(inc delivery)

- HERE NOW - Brand new contemporary craft
- Bright and spacious open plan living/kitchen area
- Separate double bedroom with fitted storage
- Full shower room, fore and aft decks

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



Get ready for a lifestyle on the water with the fabulous new M350 Series! This new contemporary craft enjoys a spacious open plan living/kitchen area leading onto the good sized deck for alfresco dining! The double bedroom benefits from fitted storage and access to a further deck and there is a full shower room!

#### LIVING AREA

This space delights in its brightness with windows to each side and double doors opening to the spacious deck allowing light and air to flow through. The engineered wood floor provides durability and enhances the contemporary ambience along with recessed spot lighting and stainless steel fittings.

#### KITCHENETTE

With stylish fitted units the kitchenette is compact but designed with everything you need. There is a gas hob with an extractor hood over, integrated fridge and electric oven. Work tops with matching upstands and stainless steel sink with mixer tap.



#### BEDROOM

The bedroom continues with the contemporary theme with the gorgeous engineered wood floors complimented with recessed spot lights and stainless steel fittings and has the added benefit of fitted storage. With picture windows and a door leading to a further deck this truly is a perfect spot to take in the serenity of the water.

#### SHOWER ROOM

The shower room is of good proportion with the suite comprising of the shower cubicle with glazed door, hand basin with mixer tap, low level WC and chrome heated towel rack. Recessed ceiling lights and engineered wood floor.



## INFORMATION

Gas is provided by means of a bottle and electric is supplied via hook up to a meter point. There is a large hot water tank on board and wall mounted panel heaters. Foul waste held in 1000 ltr holding tank. All walls are plastered and the crafts are insulated meeting U values building regulations. The doors and windows are double glazed and the warranties are as follows:

- 12 month defects period
  - 20 year design life on structure
  - 10 year design life on pontoons
  - 10 year design life on cladding
- (Subject to reasonable maintenance)

## MOORING FEE

Approx £8,730.00 annual payment (2023).

## FURTHER INFORMATION

Overall length : 12m

Accommodation length : 7.95m

Width/Beam : 4.5m

Gross area : 33m sq /350 sq ft

## EXTERIOR FINISH/CLADDING

Aluminium/Composite (White).

## MOORING

Rope and cleat (gangway optional).

## FLOTATION SYSTEM

Solid GRP hull.

Constructed to Eurocode 2 BS EN 1992.

## BALCONY

Black composite decking.

Handrail and guarding.

Stainless steel post and wire.

## JOINERY

Solid core internal doors with rebate.

150mm skirting with rebates.

100mm architrave rebates to match.

## IRONMONGERY

Chrome handles, hinges and door furniture.

## ASSEMBLY

Prefabricated in factory and assembled on site.





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