



H2O
HOMES

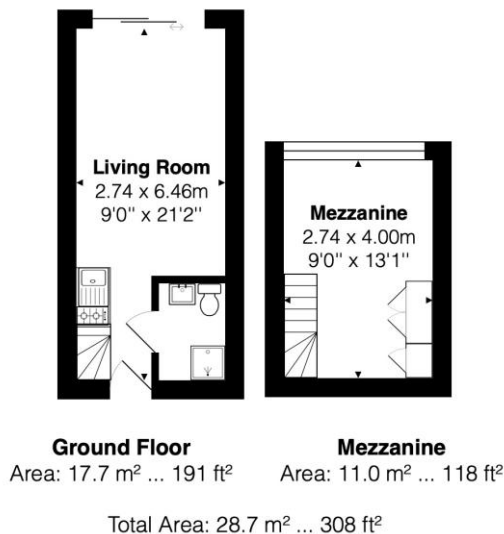
H2O HOMES

WESTERN CONCOURSE, BRIGHTON MARINA
VILLAGE, BN2 5UP
£72,500 LEASEHOLD



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Situated on the Western Concourse this studio apartment enjoys an enviable location directly overlooking the outer harbour. With a fabulous West facing balcony it's the perfect spot to watch all the daily comings and goings of the boats below! The living area is a cosy and welcoming space and the kitchenette has a good amount of cupboards and shelving with a 2 ring electric hob, stainless steel sink and space for a fridge. There is a mezzanine bedroom with the benefit of a fitted double wardrobe and super outer harbour views to the East. The shower room has seen a degree of updating with a glazed shower cubicle and heated towel rail.



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. Cupboards and shelving. Space for fridge. Power points. Inset ceiling spotlight. Wood effect vinyl floor.

SHOWER ROOM

Updated uPVC East facing window with frosted glass. Shower cubicle with 'Triton T80' electric shower and glazed doors. Hand basin with taps. Mirror with striplight over. Low level WC. Heated towel rack. Ceiling light. Wood effect vinyl floor.

LIVING ROOM

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

BALCONY

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

BEDROOM

13' 1" x 9' 0" (3.99m x 2.74m) Updated uPVC East facing window giving views directly over the outer harbour. Built in double wardrobe. Cupboard housing hot water tank with immersion heater. Wall mounted electric heater. Power points. Smoke alarm. Ceiling light. Fitted carpet.

LEASE

Lease expires 2035.

SERVICE CHARGE

£1,661.35 per annum

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