



St Vincent's Court

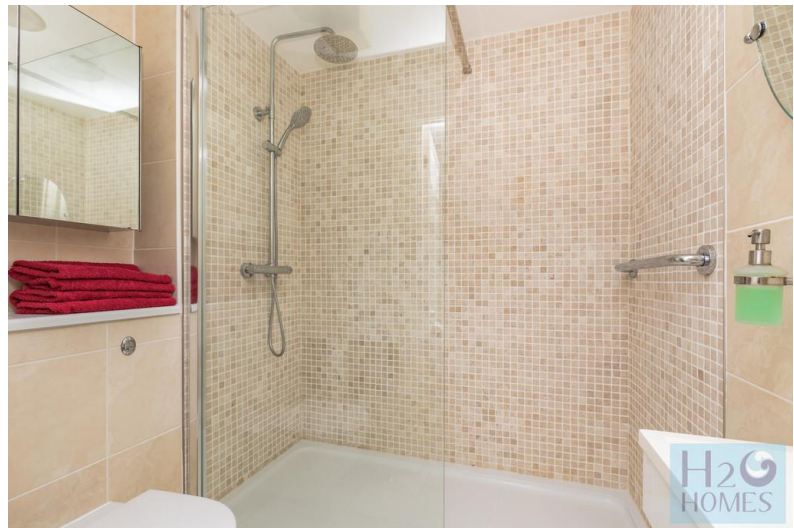
Brighton Marina Village, BN2 5XJ

£365,000 Leasehold

EPC Rating : C

- First floor, East facing 2 bedroom apartment
- In turn key condition with views over inner harbour
- Dual aspect living/dining room, balcony, fitted kitchen
- En-shower room, bathroom, parking and lease extended

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 supermarket, and most importantly the assurance of a round the clock security team backed up by experienced onsite management.

Presented in turn key condition this 2 bedroom, first floor, East facing gem of a property will appeal to main/second home owners and buy-to-let landlords alike. The cosy living/dining room delights with a bright dual aspect and access to the balcony with pleasing views over the inner harbour. From the living room is a fully fitted kitchen with an updated gas combination boiler. Both bedrooms have views over the inner harbour and have plenty of fitted furniture to each. There is a fabulous en-suite shower room off the main bedroom and a further family bathroom. The allocated parking space is within the gated area and the lease has been extended. Furniture available by separate negotiation.

ENTRY

Communal ground floor entrance with security entry system. Stairs to 1st floor and individual door to apartment.

ENTRANCE HALL

Security entry phone. Storage cupboard with shelf, rail and electrical distribution box. Further cupboard with slatted shelf. Smoke alarm. Telephone point. Power point. Coved ceiling with 2 ceiling lights. Fitted carpet.

KITCHEN

11' 3" x 5' 9" (3.43m x 1.75m)

North facing window with roller blind. Fully fitted kitchen with a range of matching wall and base units. Diplomat ceramic hob and Hisense electric double oven under. Chimney style extractor hood over. Integrated fridge and freezer and Hotpoint washing machine. Worktops with tiled splashbacks. 1½ Franke stainless steel sink with mixer tap and drainer. Worcester gas fired combi boiler. Radiator. Power points. Ceiling light. Slate tiled floor.

LIVING/DINING ROOM

16' 3" x 14' 10" (4.95m x 4.52m)

East and North facing aspect with pleasing views across the inner harbour. North facing window with curtain pole and curtains. Radiator. Power points. Satellite/TV point. Telephone point. Central heating thermostat. Coved ceiling and 2 ceiling lights. Fitted carpet. Glazed doors with curtain rail and curtains giving access to balcony.

BALCONY

East facing with views over the inner harbour. Painted balustrades. Exterior light.



BEDROOM ONE

12' 1" x 9' 10" (3.68m x 3m)

East facing window giving views over the inner harbour. Curtain rail and curtains. Fitted wardrobe with over bed cupboards and matching bedside cabinets. Telephone point. Power points. Radiator. Ceiling light. Fitted carpet.

EN-SUITE SHOWER ROOM

6' 5" x 5' 5" (1.96m x 1.65m)

Fully tiled. Contemporary suite. Large walk-in shower with rain shower head and further handheld attachment. Glazed screen. Low level WC with concealed cistern. Wash hand basin with mixer tap and wall mounted mirror over. Shaver point. Mirrored bathroom cabinet. Chrome heated towel rail. Extractor fan. Ceiling light. Ceramic tiled floor.

BEDROOM TWO

10' 10" x 9' 3" (3.3m x 2.82m)

East facing views over the inner harbour. Curtain rail and curtains. Range of fitted wardrobes. Radiator. Power points. Ceiling light. Fitted carpet.

BATHROOM

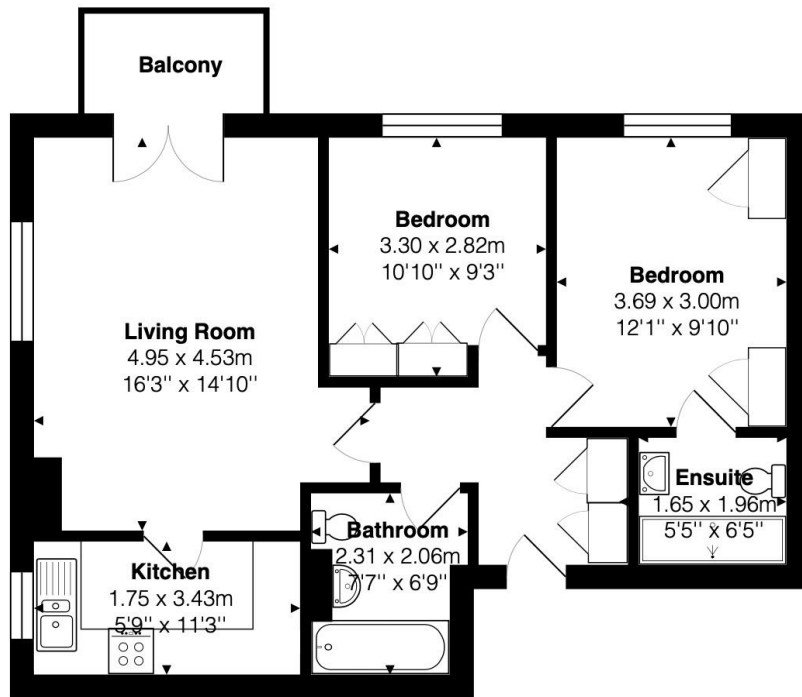
7' 7" x 6' 9" (2.31m x 2.06m)

Fully tiled. Contemporary white suite comprising panelled bath with mixer tap and wall mounted chrome shower. Shower curtain and rail. Low level WC with concealed cistern. Wash hand basin with mixer tap and wall mounted mirror over. Shaver point. Bathroom cabinet with mirrored doors. Chrome heated towel rail. Extractor fan. Ceiling light. Ceramic tiled floor.

PARKING SPACE

Allocated within the gated area.





First Floor

Area: 60.3 m² ... 649 ft²

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

TENURE

Leasehold – 133 years remaining

SERVICE CHARGE

£2,951.64 (2022) to include ground rent, service charge, buildings insurance and reserve fund.

COUNCIL TAX BAND

Tax band E

LOCAL AUTHORITY

Brighton & Hove City Council

OFFICE

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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