



Starboard Court

Brighton Marina Village, BN2 5UX

- Top floor 3 bedroom apartment
- Open plan kitchen/living/dining room
- En-suite shower room and bathroom
- Allocated parking space

£370,000 Leasehold

EPC Rating : D

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.

Situated within the Village Square this top floor, 3 bedroom apartment is well positioned to easily get to all the cafe's, shops, restaurants and leisure facilities the marina has to offer. The spacious living/dining room, with its feature West facing box window, is open plan to the large fitted kitchen. The main bedroom, again with a feature box window benefits from a useful en-suite shower room and there are a further 2 double bedrooms and family bathroom. An allocated parking space can be found in the courtyard.

ENTRY

Communal ground floor entrance with security entry system. Stairs to 2nd floor. Individual door to apartment.

ENTRANCE HALL

Storage cupboard with shelf, hanging rail and newly installed electrical distribution box. Airing cupboard with shelving and lagged hot water cylinder. Security entryphone. Wall mounted electric heater. Telephone point. Power points. Hatch to loft. Coved ceiling. 2 ceiling lights. Wood floor.

OPEN PLAN KITCHEN/LIVING/DINING ROOM

19' 8" x 12' 9" (5.99m x 3.89m)

Living area : West facing box window. Curtain pole and curtains. Satellite/TV point. Power points. Wall mounted electric heater. Decorative coved ceiling. Recessed ceiling lights. Wood floor.

Kitchen : North facing window with fitted venetian blind. Range of fitted wall and base units. Composite sink with drainer and mixer tap. Waste disposal unit. Tecknik range cooker with Neff chimney style extractor hood over. Eye level Panasonic microwave oven. Zanussi washing machine. American style freestanding fridge/freezer. Insdesit dishwasher. Solid wood work surfaces with wood and tiled splashbacks. Power points. Recessed ceiling lights. Wood floor.



BEDROOM ONE

15' 11" x 8' 10" (4.85m x 2.69m)

North facing box window. Curtain pole and curtains. Electric wall mounted heater. Power points. TV point. Coved ceiling. Ceiling light. Wood floor.

EN-SUITE SHOWER ROOM

Shower cubicle with 'Triton T80' electric shower and glazed door. Hand basin with mixer tap and mirrored bathroom cabinet over. Low level WC with concealed cistern. Wall mounted electric heater. Additional shelving. Extractor fan. Ceiling light. Wood floor.

BEDROOM TWO

11' 5" x 8' 5" (3.48m x 2.57m)

North facing window. Curtain pole and curtains. Electric wall mounted heater. TV point. Power points. Coved ceiling. Ceiling light. Wood floor.

BEDROOM THREE

9' 2" x 8' 4" (2.79m x 2.54m)

North facing window. Curtain pole and curtains. Wall mounted heater. TV point. Power points. Coved ceiling. Ceiling light. Wood floor.

BATHROOM

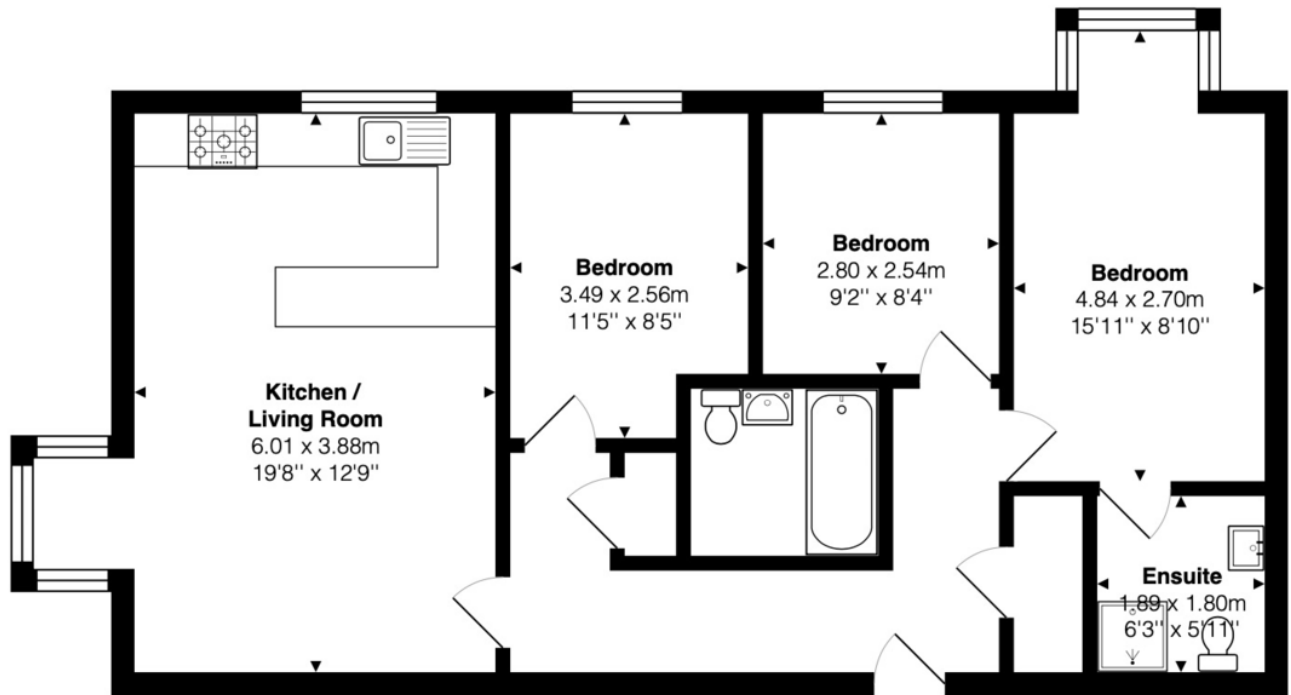
Panelled bath with taps and 'Triton T70' electric shower over. Hand basin with mixer tap set on vanity unit. Large bathroom mirror over. Low level WC with concealed cistern. Additional shelving. Wall mounted electric heater. Recessed ceiling lights. Ceramic tiled floor.



PARKING SPACE

Allocated in the courtyard.





Second Floor
Area: 75.4 m² ... 812 ft²

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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TENURE

Leasehold – 82 years remaining

SERVICE CHARGE

£3,439.92 (2023) to include ground rent, service charge, buildings insurance and reserve fund.

COUNCIL TAX BAND

Tax band D

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