



Victory Mews

Brighton Marina Village, BN2 5XA

£750,000 Freehold

EPC Rating : C

- Rarely available, well presented 4/5 bedroom family home
- Situated on the peaceful inner lagoon
- Kitchen/dining room, living room, West facing patio
- 2 en-suites, family bathroom and parking

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.

A rare opportunity has arisen to acquire this desirable East/West facing 4/5 bedroom family home set on a private gated island in the inner lagoon with waterside views from all rooms with a superb West facing patio with direct water views. Upon entry the inviting hallway leads through to the contemporary kitchen/dining room. Here there is a built in seating area with custom made quartz marble effect dining table that beautifully matches the kitchen worktops. The spacious living/family room enjoys a glorious West facing aspect with access to the patio, perfect for al fresco dining! On the first floor there are 2 spacious double bedrooms, both with views over the inner channel/lagoon and a family bathroom. Up to the second floor where there are a further 2 double bedrooms with the added benefit of fitted wardrobes and en-suite facilities to each room. A particular feature of this home is the glass balustrades on all levels that allows the light to flow through and on each floor there is a wi-fi hub for optimal connectivity to the 1gb hyperoptic broadband connection. The property benefits from Nest smoke and carbon monoxide detectors with PIR on each floor and in the kitchen. There is a mooring adjacent available by separate negotiation and parking for upto 2 cars.

ENTRY

The property is located on the Victory Mews estate and approached through electric gates and private roadway. Paved front area and pathway leading to entry porch with storage cupboard housing utility meters. Exterior light.

ENTRANCE HALL

Cloaks cupboard with shelf, hanging rail, hyperoptic broadband point and housing updated consumer unit. Smoke alarm. Contemporary radiator. Coved ceiling. Recessed ceiling lights. Power points. Under stairs storage cupboard with power point. Engineered oak wood floor. Stairs with fitted carpet to first floor landing.

KITCHEN/DINING ROOM

17' 11" x 14' 6" (5.48m x 4.44m) East facing windows. Built in seating area with custom made quartz marble effect table. Fully fitted kitchen with selection of appliances comprising Neff 4 ring touch control induction hob and electric oven with hide and slide door with pyrolytic self clean function. Extractor hood over. Integrated fridge, AEG washer/dryer and Miele dishwasher. Cople composite 1½ sink with mixer tap and drainer. Quartz marble effect worktops with glass splashbacks. Range of fitted wall and base units with concealed spot lighting. Skirting spotlights. Power points. Contemporary radiator. 2 wall lights. Engineered oak wood floor.

LIVING ROOM

16' 2" x 14' 9" (4.93m x 4.50m) West facing sliding patio doors with vertical blind leading to delightful waterside patio. Wall mounted electric feature fire. 2 contemporary radiators. Cupboard housing Worcester combination boiler. Nest hot water/heating control. Understairs storage cupboard with power point. Telephone point and TV point. Coved ceiling with concealed lighting. Recessed LED ceiling lights. Engineered oak wood floor.

PATIO

Paved West facing patio. Access to quayside. Exterior lighting. Adjacent mooring available by separate arrangement.

LANDING

Smoke alarm. Power point. Coved ceiling. Recessed ceiling lights. Wood floor. Stairs with fitted carpet to second floor landing. Engineered oak wood floor.

BEDROOM FOUR

13' 9" x 14' 9" (4.20m x 4.51m) 2 West facing doors with plantation shutters leading to individual decorative balconies with super views over the inner lagoon. 2 wall lights. Radiator with decorative cover. TV point. Cat 6 network point. Power points. Coved ceiling. Recessed LED ceiling lights with dimmer. Engineered oak wood floor.

BEDROOM THREE

11' 6" x 14' 9" (3.51m x 4.51m) Originally built as 2 bedrooms, the dividing wall could be reinstated to make a 5 bedroom home. 2 East facing doors with plantation shutters to balcony with views towards the inner channel. Radiator. TV point. Cat 6 network point. Power points. Coved ceiling. Recessed LED ceiling lights with dimmer. Engineered oak wood.

BALCONY

Running width of property and with views towards the inner channel. Exterior light.

BATHROOM

6' 4" x 8' 0" (1.95m x 2.44m) Fully tiled. Contemporary suite comprising panelled bath and wall mounted shower with Bristan high pressure thermostatic bath/shower mixer. Concertina glazed screen, shower rail and curtain. Hand basin set on vanity unit with mixer tap. Mirror with strip light and shaver point over. Low level WC with concealed cistern. Chrome heated towel rail. Airing cupboard housing Megaflor hot water cylinder and slatted shelf. Extractor fan. Recessed ceiling lights. Tiled floor.

LANDING

Smoke alarm. Coved ceiling. Recessed ceiling lights. Access to partly boarded and illuminated loft space. Power point. Engineered oak wood floor.

BEDROOM TWO

10' 5" x 14' 9" (3.20m x 4.50m) West facing windows with plantation shutters giving views over the inner lagoon. Range of fitted wardrobes with part mirrored doors. Radiator. TV point. Cat 6 network point. Power points. Coved ceiling. Recessed LED ceiling lights with dimmer. Engineered oak wood floor.

EN-SUITE SHOWER ROOM

Fully tiled. Shower cubicle with high pressure Grohe thermostatic shower mixer and glazed door. White suite comprising pedestal hand basin with mixer tap. Large wall mounted mirror and striplight/shaver point over. Low level WC. Heated towel rail. Extractor fan. Recessed ceiling lights. Tiled floor.

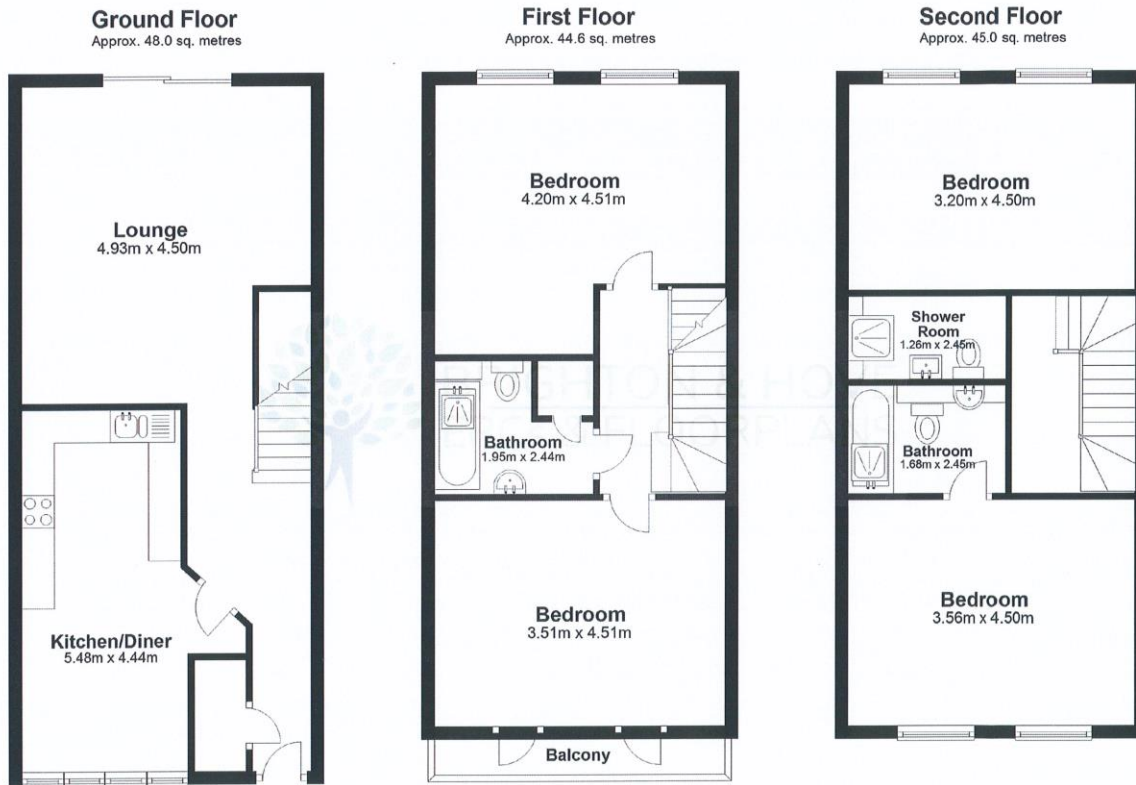
BEDROOM ONE

11' 8" x 14' 9" (3.56m x 4.50m) 2 East facing windows with plantation shutters giving views towards the inner channel. Excellent range of fitted wardrobes with built in 3 drawer chest. Two radiators with decorative covers. TV point. Power points. Telephone point. Coved ceiling. Recessed LED ceiling lights with dimmer. Engineered oak wood floor.

EN-SUITE BATHROOM

7' 9" x 5' 2" (2.36m x 1.57m) Fully tiled. Contemporary suite comprising panelled bath and wall mounted shower with Bristan high pressure thermostatic bath/shower mixer. Concertina glazed screen, shower rail and curtain. Hand basin set on vanity unit with mixer tap and mirror over. Shaver point. Wall mounted bathroom cabinets with concealed lighting. Low level WC with concealed cistern. Heated towel rail. Extractor fan. Recessed LED ceiling lights with remote control. Tiled floor





Total area: approx. 137.7 sq. metres

This Floorplan is for illustrative purposes only. Measurements are approximate. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

SERVICE CHARGE

£1,742.62 per annum (2024) to include ground rent, service charge and reserve fund.

TENURE

Freehold

COUNCIL TAX BAND

Tax band G

LOCAL AUTHORITY

Brighton & Hove City Council

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 34 Waterfront, Brighton Marina Village,
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