



Britannia Court

Brighton Marina Village, BN2 5SE

£550,000 Leasehold

EPC Rating : C

- South facing, 3 bedroom duplex with outer harbour views
- South facing living/dining room, fitted kitchen
- En-suite shower, shower room and cloakroom
- Balcony, patio, integral garage, 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.

Put your own stamp on this versatile 3 bedroom duplex with super South facing views over the outer harbour. On the first floor the living/dining room benefits from a South facing balcony affording those lovely views directly onto the harbour. There is a well equipped kitchen, a cloakroom and spacious main bedroom with a useful en-suite shower room. Head downstairs to 2 South facing bedrooms, shower room and access to both the integral garage and glorious patio. The property benefits from an extended lease.

ENTRY

Communal ground floor entrance with security entry system. Stairs to upper floor. Individual panelled door to apartment.

ENTRANCE HALL

Security entry phone. Smoke alarm. Radiator. Hyperoptic enabled point. Door to garage. Stairs with fitted carpet to upper floor. Coved ceiling. Ceiling light. Fitted carpet.

BEDROOM THREE

11' 11" x 7' 8" (3.63m x 2.34m)

Arched window overlooking South facing patio. Curtain track and curtains. Double fitted wardrobe. Radiator. Power points. Ceiling light. Fitted carpet.

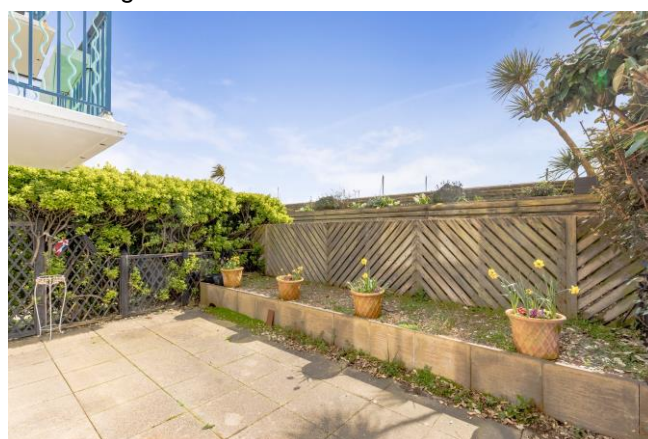
BEDROOM TWO

14' 7" x 11' 11" (4.44m x 3.63m)

Double doors, curtain pole and curtains to South facing patio. Range of fitted office furniture. Radiator. Power points. 2 ceiling lights. Fitted carpet

PATIO

South facing patio garden. Paved with raised boarder. Exterior light.



SHOWER ROOM

5' 9" x 5' 7" (1.75m x 1.7m)

Part tiled. White suite comprising glazed shower cubicle with wall mounted shower. Hand basin with mixer tap, mirror and striplight over. Shaver point. Low level WC. Ceiling light. Radiator. Extractor fan. Fitted carpet.

UPPER ENTRANCE HALL

Individual entrance from first floor landing. Security phone. Smoke alarm. Telephone point. Radiator. Electrical fuse box. Storage cupboard with light and shelving. Coved ceiling. 3 ceiling lights. Fitted carpet.

CLOAKROOM

Hand basin with mixer tap set on vanity unit. Mirror with lighting over. Storage cupboard. Low level WC. Radiator. Extractor fan. Ceiling light. Fitted carpet.

KITCHEN

9' 8" x 7' 8" (2.95m x 2.34m)

Fitted kitchen with range of appliances comprising AEG electric oven, 4 ring Logik ceramic hob with chimney style extractor hood over. Integrated fridge, AEG microwave and Beko dishwasher. Stainless steel sink with mixer tap and drainer. Work surfaces with tiled splashbacks. Range of wall and base units with under unit lighting. Arched window with giving views through dining room to marina. Worcester combination gas fired boiler. Power points. Ceiling light. Ceramic tiled floor.

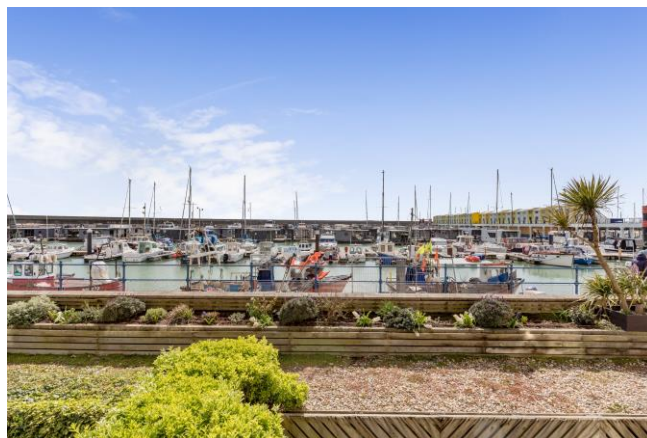
LIVING/DINING ROOM

22' 4" x 11' 3" (6.81m x 3.43m)

Living area : South facing balcony doors giving fine outer harbour views. Curtain pole and curtains. Radiator. Power points. Satellite/T.V point. Telephone point. Coved ceiling. Ceiling light. Fitted carpet. Dining area : South facing window with direct marina views. Curtain pole and curtains. Radiator. Power points. Coved ceiling. Ceiling light. Fitted carpet.

BALCONY

South facing with delightful views across the marina's outer harbour. Painted balustrade. Exterior light.



BEDROOM ONE

18' 10" x 11' 7" (5.74m x 3.53m)

2 windows overlooking courtyard. Curtain tracks and curtains. Triple fitted wardrobe with mirrored doors. Further double fitted wardrobe and shelving. 2 radiators. Power points. 2 ceiling lights. Fitted carpet.

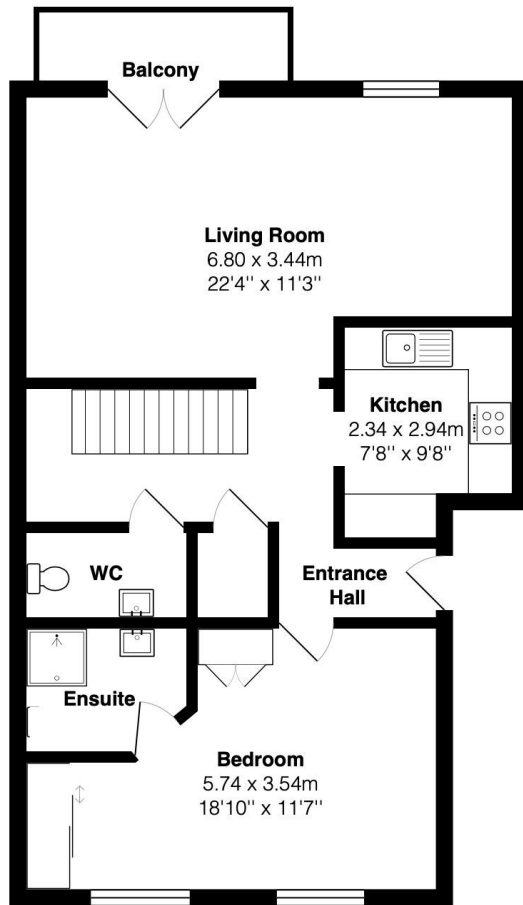
EN-SUITE SHOWER ROOM

Part tiled. Large walk-in shower cubicle with wall mounted shower and glazed screen. Hand basin with mixer tap. Mirror with lighting over. Shaver point. Chrome heated towel rack. Extractor fan. Ceiling light. Vinyl floor.

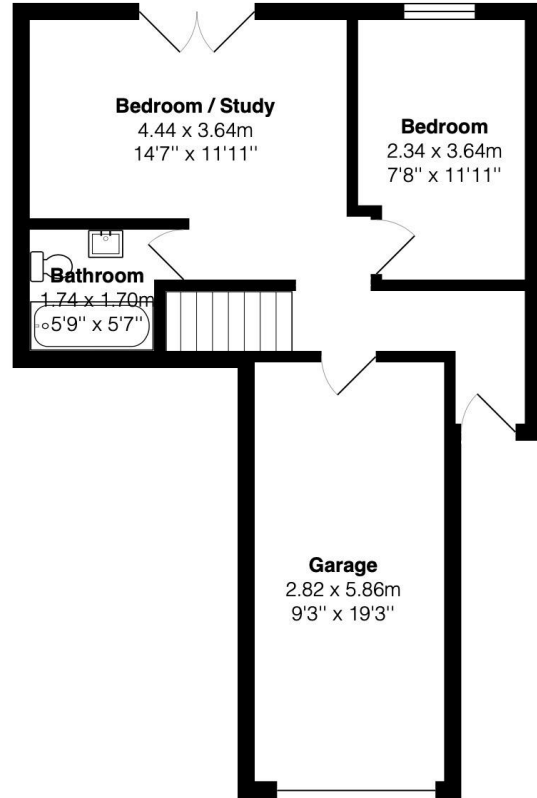
GARAGE

19' 3" x 9' 3" (5.87m x 2.82m) Integral garage with remote controlled up and over door, fluorescent lighting and power points. Space for washing machine. Storage shelving.





First Floor
Area: 69.6 m² ... 749 ft²



Ground Floor
Area: 49.3 m² ... 531 ft²

Total Area: 118.9 m² ... 1280 ft² (excluding balcony)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	79
(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	

TENURE

Leasehold – 132 years remaining

SERVICE CHARGE

£4,461.12 (2023) to include ground rent, service charge, buildings insurance and reserve fund.

LOCAL AUTHORITY

Brighton & Hove City Council

COUNCIL TAX BAND

Tax band F

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