



## Victory Mews

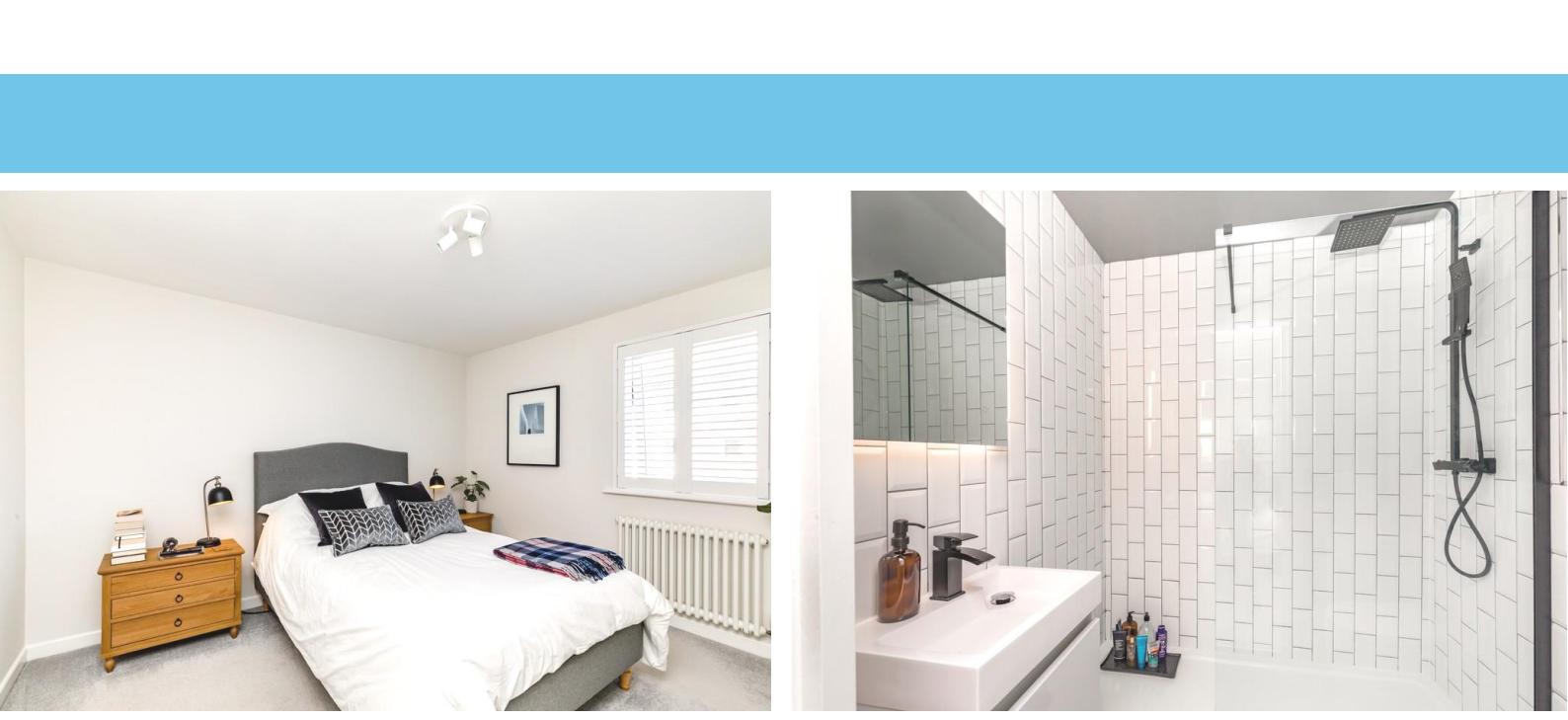
Brighton Marina Village, BN2 5XA

**£400,000 Leasehold**

EPC Rating : B

- Stunning refurbished, South facing 2 bedroom apartment
- Stylish open plan kitchen/living room with South facing balcony
- Large en-suite shower room and bathroom
- Parking space, lease extended, furniture available

**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.

Introducing a simply stunning 2-bedroom apartment, meticulously refurbished to an exceptional standard. This South facing residence offers a captivating blend of style and functionality. Upon entering, you'll be greeted by a bright stylish living room that effortlessly flows onto a South facing balcony, providing views towards the outer harbour. The open-plan layout seamlessly connects the living room to an exquisite kitchen, adorned with smooth lines and enhanced by integrated appliances and top-quality quartz worktops. This contemporary space is ideal for entertaining or enjoying peaceful moments at home. Boasting an air of elegance and sophistication the main bedroom is a peaceful retreat and features a gorgeous contemporary en-suite shower room, perfectly designed to provide comfort and luxury. The second bedroom, also facing East, offers a versatile space that can serve as a guest room, home office, or whatever best suits your needs. The apartment is further complemented by a beautifully fitted bathroom, featuring sleek modern fixtures. Notable improvements

include the replacement of select windows, all fitted with stylish shutters, enhancing privacy and adding a touch of elegance. Additionally, all internal doors have been replaced, further elevating the overall aesthetic appeal of the apartment. There is an allocated parking space and the lease has been extended. Furniture available by separate negotiation.

#### ENTRY

Communal ground floor entrance with security entry system. Stairs to first floor and individual panelled door to apartment.

#### ENTRANCE HALL

Security entry phone. Smoke alarm. Double storage cupboard housing electrical distribution box, power point, hanging rail, shelf, Hyperoptic and Virgin media enabled points. Power point. Coved ceiling. Recessed ceiling lights. Herringbone laminate floor.

#### KITCHEN

11' 0" x 6' 1" (3.35m x 1.85m)

Open plan to living room. South facing window with fitted venetian blind. Fully fitted kitchen comprising Hotpoint stainless steel electric oven with Hotpoint 4 ring gas hob and extractor hood over. Integrated Indesit slimline dishwasher, fridge/freezer and washer/dryer. Underslung stainless steel sink with mixer tap and Quartz drainer. Baxi gas fired combi boiler. Range of wall and base units. LED under unit lighting. Quartz worktops with tiled splashbacks. Power points. Extractor fan. Recessed LED ceiling lights. Herringbone laminate floor.

## LIVING/DINING ROOM

15' 1" x 11' 10" (4.6m x 3.61m)

East facing window with fitted shutter and views over the inner harbour. Satellite/TV point. Contemporary radiator. Power points. Coved ceiling. 2 wall lights and Recessed LED ceiling lights. Herringbone laminate floor. Door with fitted shutters to South facing balcony.



## BALCONY

South facing with views towards the outer harbour. Painted balustrade. Exterior light.



## BEDROOM ONE

12' 0" x 9' 7" (3.66m x 2.92m)

East facing updated window with fitted shutters. TV point. Contemporary radiator. Power points (some with USB outlets). Ceiling light. Fitted carpet.

## EN-SUITE SHOWER ROOM

Fully tiled. Large walk-in shower cubicle with rain shower head and further hand held attachment.

Glazed shower screen. Hand basin with mixer tap set into vanity unit. Wall mirror with sensor concealed lighting. Shaver point. Low level WC with concealed cistern. Heated towel rack. Extractor fan. Recessed ceiling lights. Ceramic tiled floor.

## BEDROOM TWO

9' 1" x 8' 6" (2.77m x 2.59m)

East facing updated window with fitted shutters.

Contemporary radiator. Power points (some with USB outlets). Ceiling light. Fitted carpet.

## BATHROOM

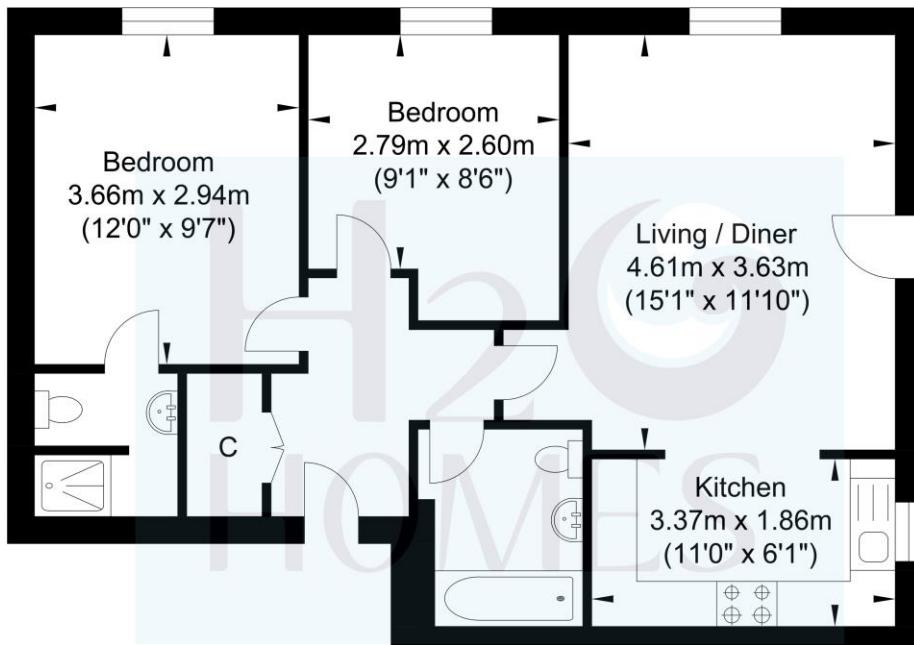
Fully tiled. White suite comprising panelled bath with mixer tap, rain shower head and hand held shower attachment. Hand basin with mixer tap set into vanity unit. Shaver point. 2 large wall mirrors. Low level WC with concealed cistern. Chrome heated towel rack. Extractor fan. Recessed ceiling lights. Ceramic tiled floor.

## PARKING SPACE

Allocated within Victory Mews.



# Victory Mews



Approximate Floor Area  
620.10 sq ft  
(57.61 sq m)

Approximate Gross Internal Area = 57.61 sq m / 620.10 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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

## TENURE

Leasehold – 132 years remaining

## SERVICE CHARGE

£3,026.64 (2023) to include ground rent, service charge, buildings insurance and reserve fund.

## COUNCIL TAX BAND

Tax band D

## LOCAL AUTHORITY

Brighton & Hove County 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 are 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