



Portside

Brighton Marina Village, BN2 5UW

£375,000 Leasehold

EPC Rating : C

- Dual aspect living room with views over the Square
- Spacious kitchen with underfloor heating
- Two double bedrooms, en-suite and bathroom
- Parking space 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 24 hour supermarket, and most importantly the assurance of a round the clock security team backed up by experienced onsite management.

Introducing this tastefully updated 2 bedroom, 1st floor apartment nestled in the heart of the vibrant Village Square. Step inside and be greeted by the spacious double aspect living room bathed in natural light with its Juliette balcony overlooking the Village Square and South facing decked terrace ideal for entertaining in the sunshine! The heart of this home lies in its generously sized kitchen, thoughtfully designed with underfloor heating to keep you cosy during cooler seasons. The kitchen is not only functional but also aesthetically pleasing, with modern appliances and ample storage space. Both the double bedrooms boast appealing views towards the inner lagoon and over the Village Square and each benefitting from fitted wardrobes. The apartment also features an en-suite shower room and a separate bathroom ensuring convenience and privacy for residents and guests alike. This apartment comes with an extended lease and an allocated parking space.

ENTRY

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

ENTRANCE HALL

Security entryphone. Airing cupboard with lagged hot water cylinder, immersion heater and shelving. Large storage cupboard and cloaks cupboard housing fuse box. Telephone and Hyperoptic enabled points. Power points. Contemporary style heater. Coved ceiling. 2 ceiling lights. Wood floor.

KITCHEN

15' 1" x 8' 3" (4.6m x 2.51m)

North facing window offering views over the village square. Range of fitted wall and base units. Fitted appliances including Schott Ceran induction hob with extractor hood over. Hotpoint electric oven, integrated Lamona microwave, fridge/freezer and dishwasher. Ceramic butler sink with mixer tap and inset wood drainer. Wood worktops. Power points. Ceiling light. Ceramic tiled floor with underfloor heating.

LIVING ROOM

19' 4" x 14' 9" (5.89m x 4.5m)

Dual aspect. North facing Juliette balcony with views over the village square. Contemporary style heater. Satellite/TV point. Power points. Decorative coved ceiling. Two ceiling lights. Wood floor. Double glazed doors to South facing terrace.

BALCONY

North facing Juliette style with painted balustrade overlooking the Village Square.

TERRACE

9' 10" x 8' 9" (3m x 2.67m)

South facing decked terrace with painted balustrade.

BEDROOM ONE

14' 7" x 14' 6" (4.44m x 4.42m)

Northeast facing window offering views over the village square and towards the inner lagoon. Range of fitted wardrobes. Power points. Contemporary style heater. Coved ceiling. Ceiling light. Fitted carpet.

EN-SUITE SHOWER ROOM

7' 3" x 6' 1" (2.21m x 1.85m)

Fully tiled. Large walk-in shower with glazed screen. Hand basin with mixer tap set on vanity unit. Mirrored bathroom cabinet over. Low level WC. Dimplex wall heater. Extractor fan. Recessed ceiling lights. Ceramic tiled floor.

BEDROOM TWO

11' 1" x 8' 7" (3.38m x 2.62m)

North facing window offering views over village square. Fitted double wardrobe. Contemporary style heater. Power points. Coved ceiling. Ceiling light. Fitted carpet.



BATHROOM

8' 1" x 6' 5" (2.46m x 1.96m)

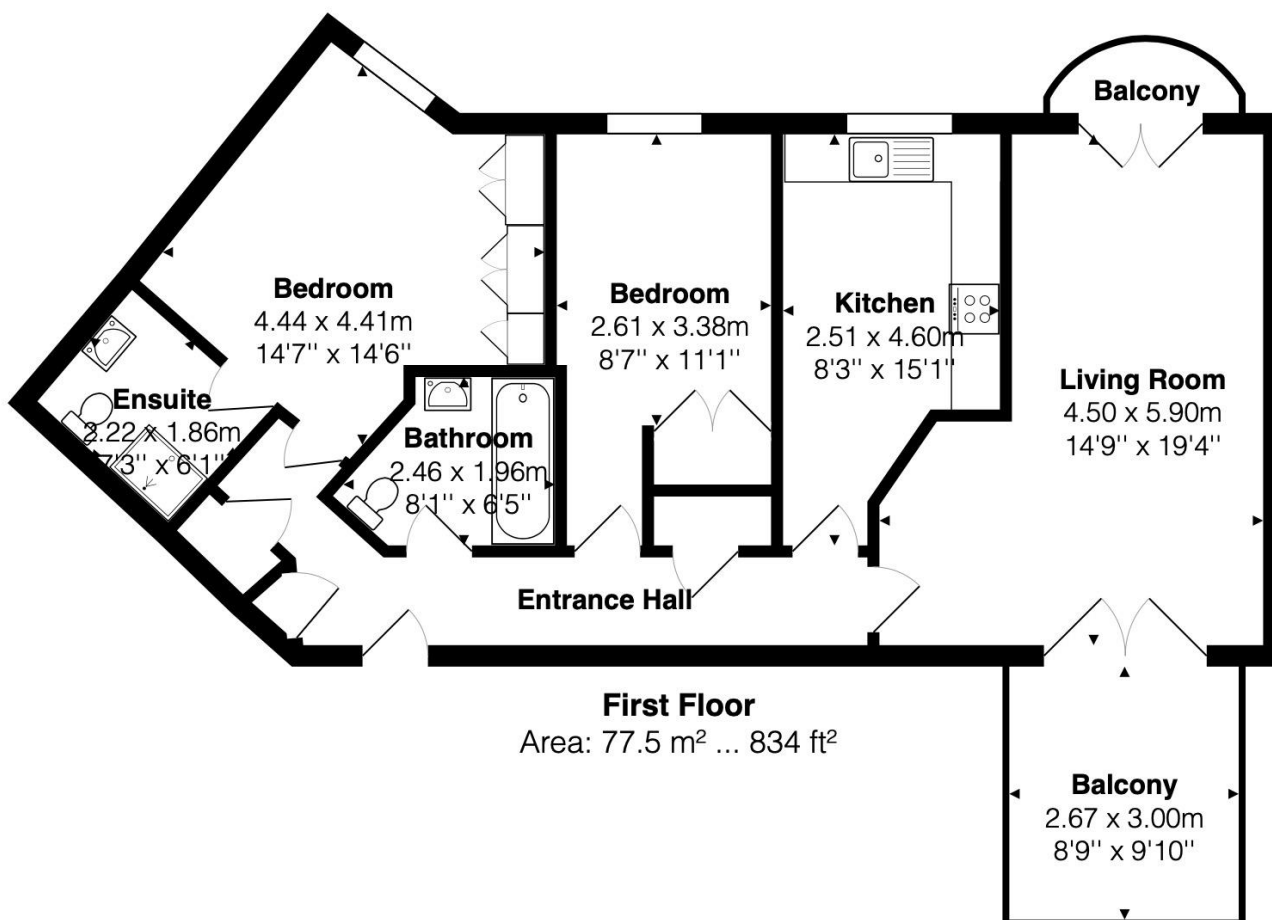
Fully tiled. Panelled bath with mixer tap and Triton electric shower with glazed shower screen. Hand basin with mixer tap set on vanity unit. Mirror with striplight/shaver point over. Low level WC with concealed cistern. Wall mounted electric heater. Extractor fan. Ceiling light. Ceramic tiled floor.



PARKING SPACE

Allocated adjacent to the block.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

TENURE

Leasehold – 132 years remaining.

SERVICE CHARGE

£3,775.15 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 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