Britannia Court

Brighton Marina Village, BN2 5SF

£675,000 Leasehold

EPC Rating : C

- Updated Southwest facing 3 bedroom apartment
- Fantastic marina, sea and coastal views
- Kitchen, living/dining room with Southwest facing balcony
- 3 shower/bathrooms, cloakroom, terrace, garage, extended lease

With a very desirable Southwest orientation this 3 bedroom, updated penthouse apartment boasts fantastic vistas over the outer harbour, sea and stunning coastline and is blessed with an abundance of natural light and spectacular sunsets. Upon entry the welcoming hallway naturally leads you to the well appointed kitchen with its bright South facing aspect and super harbour and sea views. The living/dining room equally enjoys direct harbour and sea views and has access onto the Southwest facing balcony. On this level there is a guest bedroom, bathroom and useful cloakroom. Upto the South facing main bedroom, which is super spacious, and enjoys a convenient en-suite shower room and offers direct access to a private terrace where one can indulge in the harbour, sea and coastal views. The second bedroom doesn't disappoint with its large en-suite bath/shower room and also enjoys access to the terrace. The terrace itself covers South, Southwest and West facing aspects and is the perfect spot to watch the everchanging seascapes! For parking the property comes with a garage and the lease has been extended.

ENTRY

Communal ground floor entrance with security entry system. Stairs to 3rd floor. Individual door to apartment lower floor.

ENTRANCE HALL

Security entry phone. Smoke alarm. Large airing cupboard housing fully insulated hot water tank with immersion heater and slatted shelving. Radiator with decorative cover. Power point. Electrical distribution box. Deep under stairs storage cupboard. Coved ceiling. Recessed ceiling lights. Wood floor. Staircase to upper floor.

CLOAKROOM

Part tiled. Hand basin with mixer tap. Mirror with lighting over. Low level WC. Extractor fan. Coved ceiling. Recessed ceiling lights. Ceramic tiled floor.

KITCHEN

13' 2" x 8' 5" (4.01m x 2.57m)

South facing window directly overlooking the outer harbour and sea. Fully fitted kitchen comprising Diplomat electric fan assisted oven with electric hob, glass splashback and Bosch extractor hood over. Space for fridge/freezer and dishwasher. Integrated Russell Hobbs eye level microwave and Whirlpool washing machine. Stainless steel sink with mixer tap and drainer. Range of fitted wall and base units. Concealed under unit lighting. Solid oak worktops with matching upstands. Oak shelving. Power points. Worcester gas boiler. Central heating programme controls. Contemporary radiator. Coved ceiling. Recessed ceiling lights. LVT oak effect tiled floor.

LIVING/DINING ROOM

25' 3" x 18' 7" (7.7m x 5.66m)

Living area: South and West facing windows with outer harbour and sea views. Curtain pole and curtains. Central heating thermostat. Satellite/TV point. Radiator. Power points. Coved ceiling. Recessed ceiling lights. Wood floor. Dining area: West facing window with views towards the outer harbour and sea. Curtain pole and curtains. Power points. Radiator. 2 wall lights. Coved ceiling. Recessed ceiling lights. Wood floor. South facing French door giving access to the balcony.

BALCONY

Southwest facing with marina and sea views. Exterior light. Decked with solar lighting. Painted balustrade.

BEDROOM THREE

11' 10" x 9' 6" (3.61m x 2.9m)

West facing window with views towards the outer harbour and sea. Curtain pole and curtains. Upholstered headboard with power points and lights. TV point. Power points. Coved ceiling. Recessed ceiling lights. Fitted carpet.

BATHROOM
6' 4" x 6' 2" (1.93m x 1.88m)
Fully tiled. Panelled bath with mixer tap and wall mounted shower. Glazed shower screen. Wall hung hand basin with mixer tap. Mirror with lighting over. Shaver point. Wall hung hairdryer. Low level WC. Extractor fan. Chrome heated towel rail. Coved ceiling. Recessed ceiling lights. Ceramic tiled floor.

LANDING
Stairs from lower floor. Storage cupboard. Radiator. Smoke alarm. Security entry phone. Power points. Coved ceiling. Ceiling light. Fitted carpet.

BEDROOM ONE
14' 11" x 12' 3" (4.55m x 3.73m)
South facing French doors with access to the wraparound terrace and views over the outer harbour, sea and coast. Curtain pole and curtains. Deep lit storage cupboard with hanging rails and shelving. Upholstered headboard with power points and lights. TV point. Radiator. Power points. Hatch to part boarded and lit loft space. Concealed door to communal stairwell. Coved ceiling. Ceiling light. Fitted carpet.

EN-SUITE SHOWER ROOM
Fully tiled. South facing window with views across the harbour and sea. Corner shower cubicle. Hand basin with mixer tap. Mirror with lighting over. Shaver point. Low level WC. Chrome heated towel rail. Extractor fan. Coved ceiling. Recessed ceiling lights. Ceramic tiled floor.

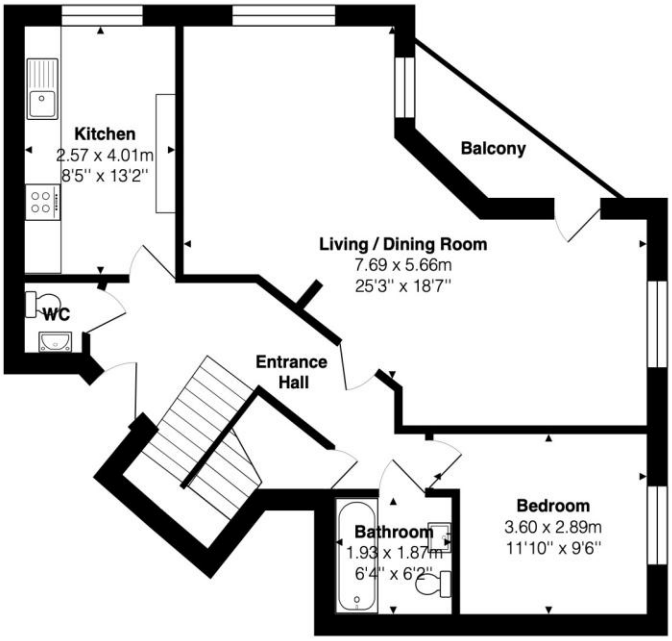
TERRACE
South facing decked terrace with inset solar lighting running length of bedroom with far-reaching harbour, sea and coastal views. Painted balustrades. Exterior light.

BEDROOM TWO
14' 11" x 13' 3" (4.55m x 4.04m)
West facing French doors with access to the wraparound terrace and views towards the outer harbour and sea. Curtain pole and curtains. Range of fitted wardrobes. Upholstered headboard with power points and lights. TV point. Door to communal stairwell. Power points. Coved ceiling. Ceiling light. Fitted carpet.

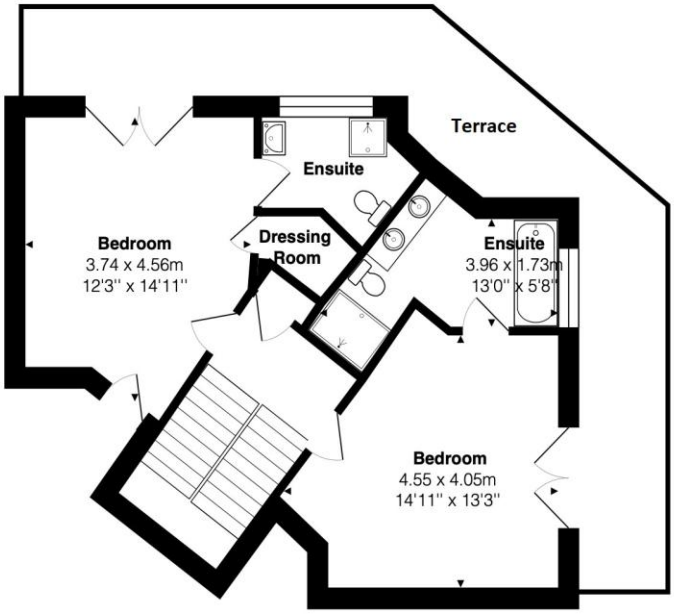
EN-SUITE BATH/SHOWER ROOM
13' 0" x 5' 8" (3.96m x 1.73m)
Fully tiled. West facing obscure glazed window. Contemporary suite comprising panelled bath with mixer tap and wall mounted shower attachment. Shower cubicle. 2 wall hung wash hand basins with mixer taps. 2 mirrors with lighting over. Shaver point. Wall hung hairdryer. Low level WC with concealed cistern. Chrome heated towel rail. Coved ceiling. Recessed ceiling lights. Extractor fan. Ceramic tiled floor.

TERRACE
West facing decked terrace with solar lighting and views towards the outer harbour and sea. Painted balustrade. Exterior light.

GARAGE
Ground floor garage with up and over door. Fluorescent lighting, shelving and power points.

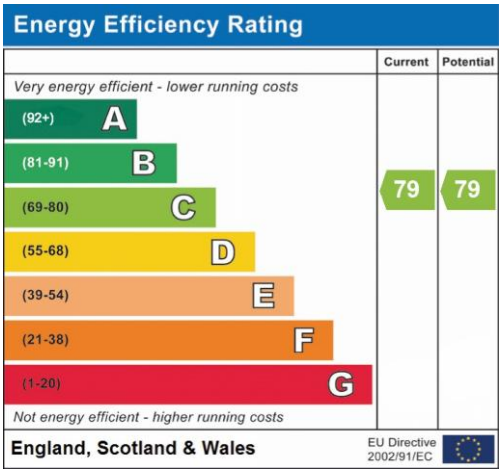


Third Floor
Area: 72.1 m² ... 776 ft²



Fourth Floor
Area: 53.5 m² ... 576 ft²

Total Area: 125.6 m² ... 1352 ft² (excluding balcony)



SERVICE CHARGE
£5,694.00 per annum (2026) to include ground rent, service charge, insurance and reserve fund.

TENURE
Leasehold – 128 years remaining.

COUNCIL TAX BAND
Tax band G

LOCAL AUTHORITY
Brighton & Hove City Council

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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