



Neptune Court

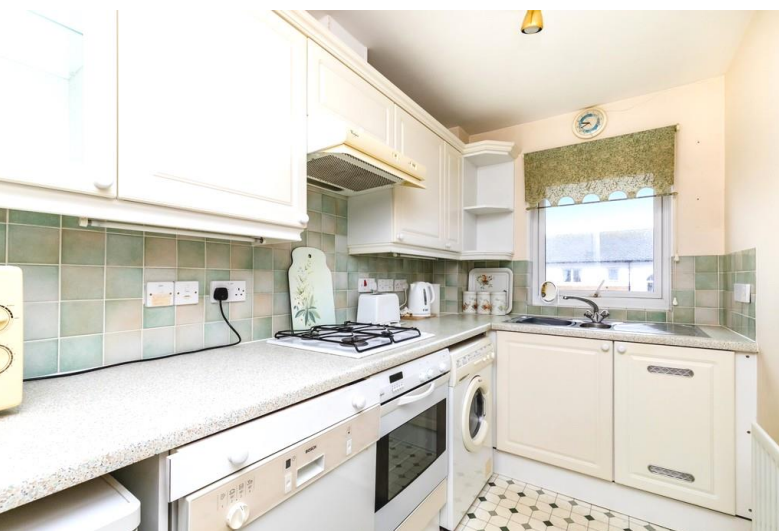
Brighton Marina Village, BN2 5SN

£330,000 Leasehold

EPC Rating : C

- Top floor, 2 bedroom apartment with water views
- Close to the marina's shops and restaurants
- Living/dining room, balcony, fitted kitchen
- En-suite, bathroom and allocated parking space

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.

Located within very easy reach of the marina's shops and restaurants this top floor, 2 bedroom apartment is well presented and benefits with views towards the inner harbour too! The entrance hall, with a useful cloaks cupboard, also provides access to a loft space providing lots of extra room for storage. Leading on from here the inviting living/dining room has a distinctly homely feel with super views towards the inner harbour and enjoys access to the balcony. The main bedroom equally boasts water views and has an array of fitted furniture and a convenient en-suite shower room. The second bedroom again benefits from fitted bedroom furniture and has access to the bathroom. There is a well equipped kitchen with fitted appliances and an allocated parking space.

ENTRY

Communal ground floor entrance with security entry system. Stairs to 3rd floor and individual door to apartment.

ENTRANCE HALL

Security entry phone. Cloaks cupboard housing electricity distribution box, gas meter and shelf. Smoke alarm. Radiator. Ceiling light. Access to loft. Coved ceiling. Telephone point. Power point. Fitted carpet.

KITCHEN

10' 8" x 5' 10" (3.25m x 1.78m)

South facing window overlooking courtyard. Roller blind. Fitted kitchen comprising Whirlpool electric oven with 4 ring gas hob and extractor hood over. Whirlpool washer/dryer. Freestanding Bosch fridge and dishwasher. 1½ stainless steel sink unit with mixer tap and single drainer. Glowworm combination boiler. Worktop with tiled splash backs and range of fitted cupboards over and under. Under unit lighting. Power points. Radiator. Ceiling light. Vinyl floor.

LIVING/DINING ROOM

19' 4" x 12' 2" (5.89m x 3.71m)

Glazed double doors with views towards the inner harbour and giving access to balcony. High level window. Curtain pole and curtains. Wall mounted shelving. Central heating thermostat. Power points. Satellite/TV point. 2 radiators with decorative covers. Coved ceiling. 2 ceiling lights. Fitted carpet.

BALCONY

Delightful views towards the inner harbour. Painted balustrades and exterior light.



BEDROOM ONE

19' 1" x 10' 1" (5.82m x 3.07m)

North facing windows with views towards the inner harbour. Curtain pole and curtains. Fitted wardrobes with matching bedroom units. Radiator. TV point. Power points. 2 ceiling lights. Fitted carpet.

EN-SUITE SHOWER ROOM

Part tiled. Glazed shower cubicle with chrome shower. Hand basin with mixer tap. Mirror with striplight/shaver point over. Low level WC. Radiator. Extractor fan. Ceiling light. Fitted carpet.

BEDROOM TWO

12' 0" x 10' 6" (3.66m x 3.2m)

South facing window with views over courtyard. Curtain pole and curtains. Fitted wardrobe with matching bedroom units. Airing cupboard with slatted shelf and hanging rail. Radiator. Power points. Ceiling light. Fitted carpet.

BATHROOM

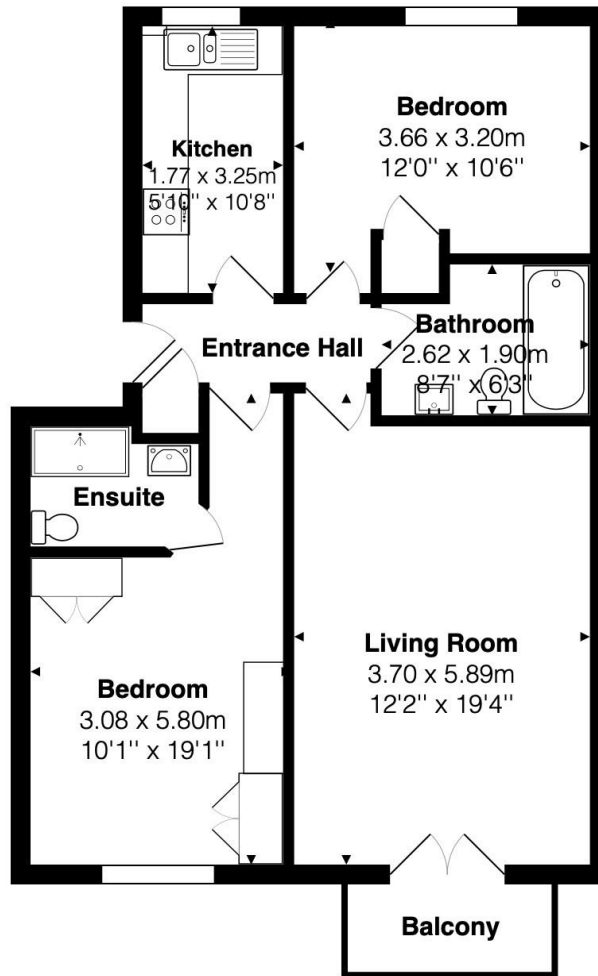
8' 7" x 6' 3" (2.62m x 1.91m)

Part tiled. High level window. Panelled bath with hand held shower and mixer tap. Hand basin with mixer tap. Wall mounted mirror with striplight/shaver point over. Low level WC. Radiator. Ceiling light. Extractor fan. Fitted carpet.

PARKING

Allocated adjacent to the block.





Third Floor

Area: 67.2 m² ... 723 ft²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	79
(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 – 81 years remaining

SERVICE CHARGE

£3,283.40 (2024) to include ground rent, service charge, buildings insurance and reserve fund.

LOCAL AUTHORITY

Brighton & Hove City Council

COUNCIL TAX BAND

Tax band - D

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