



Neptune Court

Brighton Marina Village, BN2 5SL

£285,000 Leasehold

EPC Rating : C

- 2 bedroom apartment with views towards harbour and sea
- East facing living/dining room with access to balcony
- Fitted kitchen, en-suite and bathroom
- Allocated parking within courtyard

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.

This nicely presented, top floor, 2 bedroom apartment enjoys an East facing aspect with elevated views towards the outer harbour and to sea. The spacious living/dining room has access to the East facing balcony where you can watch the daily activities of the vibrant marina harbour. The main bedroom suite equally shares views towards the outer harbour and is furnished with built in wardrobes and a convenient en-suite shower room. Onto the second bedroom that is a good size double and has access to the main bathroom via a 'Jack & Jill' door. The kitchen is fully fitted and comes with all the appliances and there is an allocated parking space within the courtyard.

ENTRY

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

ENTRANCE HALL

Security entry phone. Storage cupboard housing electrical distribution box, gas meter, shelf and hanging rail. Smoke alarm. Telephone point. Hyperoptic enabled point. Radiator. Power point. Coved ceiling. Ceiling light. Hatch to loft. Wood laminate floor.

KITCHEN

10' 1" x 5' 9" (3.07m x 1.75m)

Fitted kitchen with appliances comprising Neff electric oven with Whirlpool gas hob and extractor hood over. Hotpoint freestanding fridge/freezer and washing machine. Stainless steel sink with drainer and mixer tap. Range of fitted cupboards with concealed lighting. Worktops with tiled splashbacks. Vaillant gas boiler. Central heating programme controls. Power points. Ceiling light. Radiator. West facing window. Ceramic tiled floor.

LIVING/DINING ROOM

19' 0" x 12' 0" (5.79m x 3.66m)

Glazed French doors giving access to East facing balcony. Satellite/TV point. Telephone point. Power points. 2 radiators. Central heating thermostat. Coved ceiling. 2 ceiling lights. Curtain track and curtains. Wood laminate floor.



BALCONY

East facing with views towards outer harbour and to sea. Painted balustrade. Exterior balcony light.

BEDROOM ONE

19' 0" x 9' 7" (5.79m x 2.92m)

East facing window with views towards the outer harbour. Curtain track and curtains. 2 fitted double wardrobes with matching 4 drawer chest and over bed cupboards. Radiator. Satellite/TV point. Power points. 2 ceiling lights. Fitted carpet.



EN-SUITE SHOWER ROOM

Part tiled. White suite comprising wash hand basin with mixer tap. Wall mounted mirrored bathroom cabinet with striplight /shaver point over. Tiled shower cubicle with folding glazed door. Low level WC. Glass shelves. Radiator. Ceiling light. Extractor fan. Vinyl floor.

BEDROOM TWO

12' 0" x 10' 1" (3.66m x 3.07m)

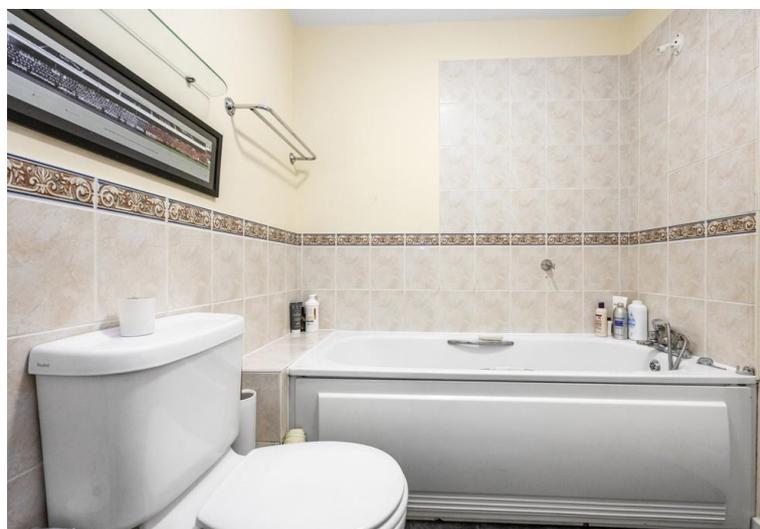
West facing window overlooking courtyard. Curtain track and curtains. Airing cupboard with fully insulated hot water tank, immersion heater and slatted shelves. Radiator. Power points. Ceiling light. Fitted carpet.

BATHROOM

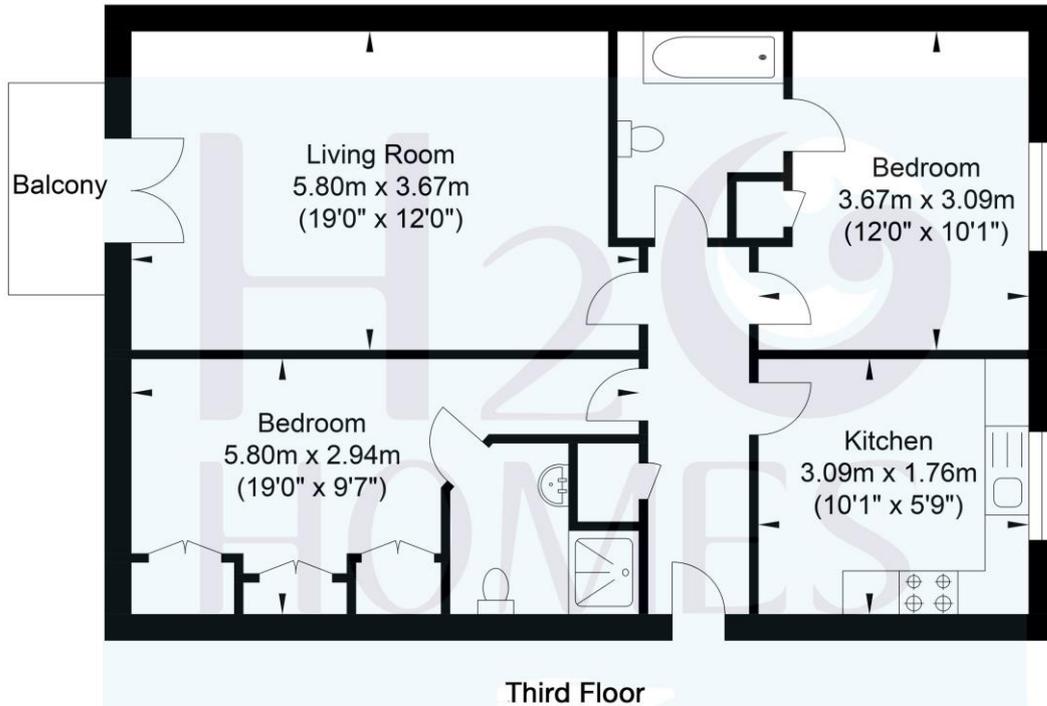
Part tiled. White suite comprising panelled bath with mixer tap and hand held shower attachment. Pedestal wash hand basin with mixer tap. Mirrored bathroom cabinet with striplight/shaver point over. Low level WC. Glass shelf. Radiator. Ceiling light. Extractor fan. Vinyl floor.

PARKING SPACE

Allocated adjacent to the block.



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Third Floor
 Approximate Floor Area
 740.34 sq ft
 (68.78 sq m)



Approximate Gross Internal Area = 68.78 sq m / 740.34 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+)	A		
(81-91)	B		
(69-80)	C	79	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 – 82 years remaining.

SERVICE CHARGE

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

LOCAL AUTHORITY

Brighton & Hove City Council

COUNCIL TAX BAND

Tax band E

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