



## Starboard Court

Brighton Marina Village, BN2 5UX

**£280,000** Leasehold

EPC Rating : D

- Convenient Village Square location
- Spacious open plan kitchen/living room
- Two double bedrooms and full bathroom
- Allocated parking space

**H<sub>2</sub>O**  
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. 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.

Presented in very good order this 2 bedroom apartment is situated in the heart of the Village Square close to all the amenities that the marina has to offer. With a large open plan design the living area is a social space to enjoy family gatherings and the adjacent kitchen is well equipped with all you need. The main bedroom is of a good size with plenty of room for storage and the second double bedroom equally appeals as a guest bedroom/office. There is a full bathroom and an allocated parking space.

#### ENTRY

Communal ground floor entrance with security entry system. Stairs to first floor. Individual door to apartment.

#### ENTRANCE HALL

Security entryphone. Cloaks cupboard housing electrical distribution box. Deep airing cupboard with lagged hot water cylinder, immersion heater and slatted shelf. Large storage cupboard. Power points. Coved ceiling. 2 ceiling lights. Wood floor.

#### OPEN PLAN KITCHEN/LIVING ROOM

21' 6" max x 19' 6" max (6.55m x 5.94m)

**KITCHEN :** North facing window with fitted blind. Comprehensive range of fitted wall and base units. Cople stainless steel electric oven and Bosch 4 ring hob. Hotpoint dishwasher, Hoover washing machine. Fridge/freezer. 1½ sink unit with drainer and mixer tap. Work surfaces with tiled splashbacks. Power points. Ceiling light. Wood floor.



**LIVING/DINING ROOM** : 2 Northeast facing windows. Curtain pole and curtains. Fitted blind. Two wall mounted electric heaters. Satellite TV point. Power points. Decorative coved ceiling. 2 ceiling lights. Wood floor.

### **BEDROOM ONE**

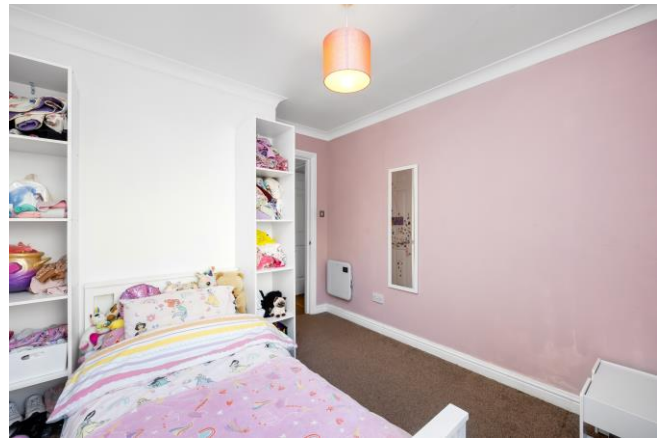
14' 2" x 8' 11" (4.32m x 2.72m)

North facing window with views towards the village square. Fitted blind. TV point. Power points. Coved ceiling. Ceiling light. Fitted carpet.



### **BEDROOM TWO**

9' 8" x 9' 4" (2.95m x 2.84m) North facing window with curtain pole and curtains. Wall mounted electric heater. Power points. Coved ceiling. Ceiling light. Fitted carpet.



### **BATHROOM**

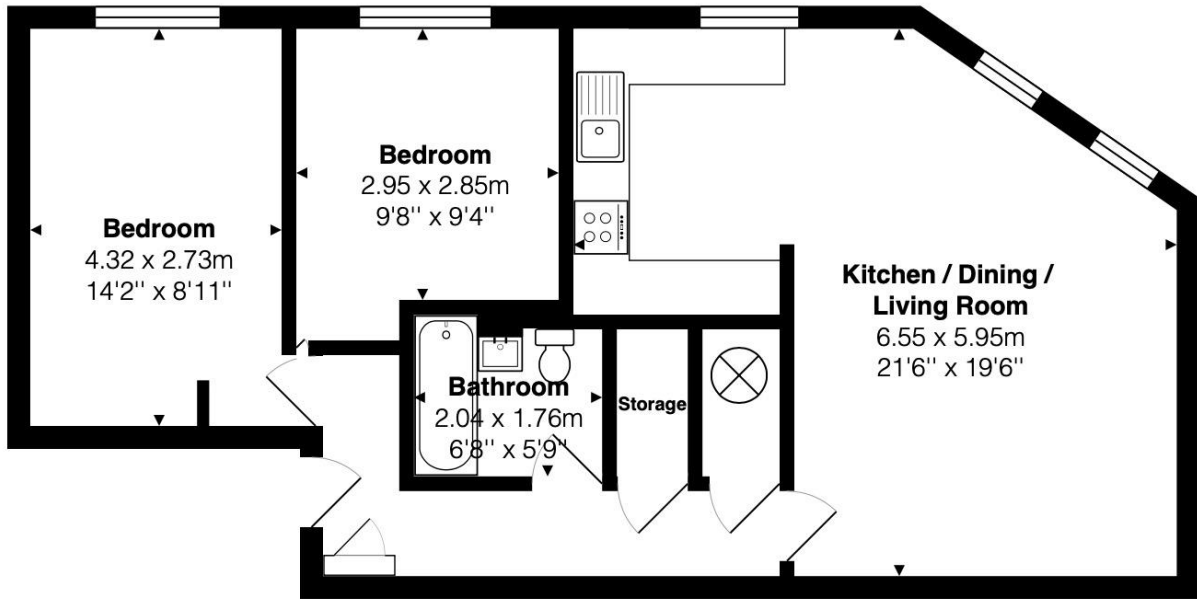
6' 8" x 5' 9" (2.03m x 1.75m) Part tiled. White suite comprising panelled bath with Triton electric shower and glazed screen. Pedestal hand basin with taps. Wall mounted mirror over. Low level WC with concealed cistern. Chrome heated towel rail. Ceiling light. Vinyl floor.



### **PARKING**

Allocated parking space.





### First Floor

Area: 66.1 m<sup>2</sup> ... 711 ft<sup>2</sup>

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>	67	72
(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 – 81 years remaining.

### SERVICE CHARGE

£3,350.02 (2024) 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