



## Victory Mews

Brighton Marina Village, BN2 5XB

**£330,000** Leasehold

EPC Rating : C

- Extremely rare South facing one bedroom apartment
- Spacious living/dining room, fully fitted kitchen
- Bedroom and updated bathroom
- Allocated parking and lease extended

**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 (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.

An extremely rare opportunity has arisen to acquire this immaculately presented, South facing, one bedroom apartment with harbour views from all rooms! Upon entry to the bright and spacious living/dining room views of both the inner and outer harbours can be enjoyed with a sliding door leading to the South facing balcony. From the living room is a well appointed kitchen with an updated gas combination boiler. The main bedroom is a particularly pleasing room with peaceful views over the inner channel with a useful large double wardrobe. The bathroom has been updated and there is an allocated parking space within the courtyard. Lease extended.

#### ENTRY

Communal ground floor entrance hall with security entry phone system. Stairs to 2nd floor and individual door to apartment.

#### ENTRANCE HALL

Security entry phone. Cloaks/storage cupboard with electrical distribution box and power points. Smoke alarm. Thermostat. Telephone point. Radiator. Power point. Hatch to lit loft. Coved ceiling. Recessed ceiling lights. Fitted carpet.

#### KITCHEN

10' 0" x 5' 5" (3.05m x 1.65m)

South facing window with views towards the inner and outer harbours. Fitted kitchen with range of cupboards with concealed lighting under. Ariston gas hob with Bosch concealed extractor hood over and electric oven. Freestanding Bosch fridge/freezer and slimline dishwasher. Siemens washer/dryer. Worktops with tiled splashbacks. Ceramic sink with mixer tap and drainer. Concealed Worcester combi gas boiler. Power points. Radiator. Coved ceiling. Recessed ceiling lights. Ceramic tiled floor.





### LIVING/DINING ROOM

15' 9" x 11' 6" (4.8m x 3.51m)

South facing sliding doors to balcony. Vertical blinds, nets, curtain track and curtains. Radiator. Power points. Satellite/TV point. Telephone point. Coved ceiling. Recessed ceiling lights. Fitted carpet.

### BALCONY

South facing with views towards the inner and outer harbours. Exterior light



### BEDROOM

13' 5" x 11' 1" (4.09m x 3.38m) North facing window overlooking inner channel. Roller blind, curtain track and curtains. Large lit double wardrobe. Radiator. Telephone point. TV point. Power points. Coved ceiling. Recessed ceiling lights. Fitted carpet.

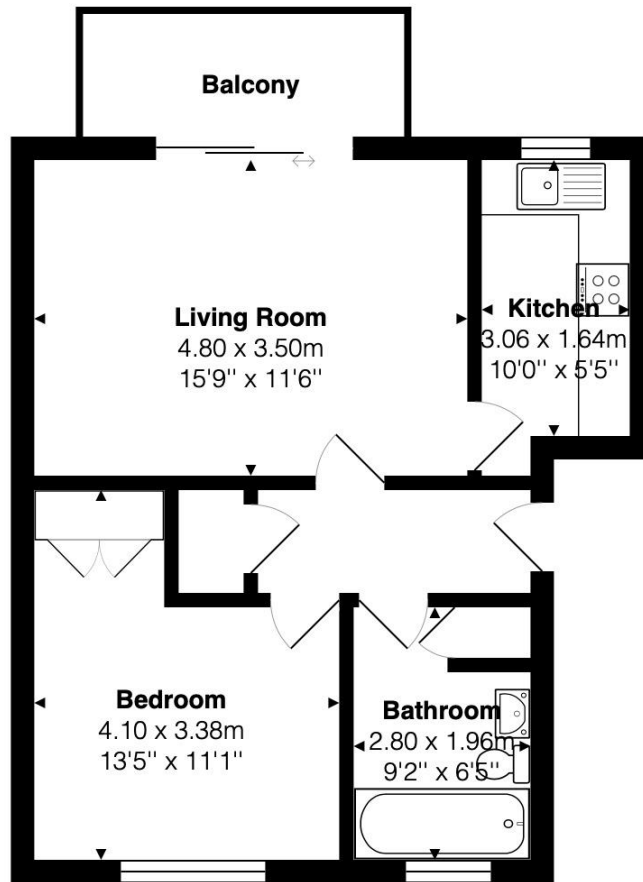


### BATHROOM

9' 2" x 6' 5" (2.79m x 1.96m)


Part tiled. North facing window obscured glazed window with views over the inner channel. Roller blind. Contemporary white suite comprising panelled bath with mixer tap and wall mounted shower over. Glazed shower screen. Hand basin with mixer tap and vanity unit. Large wall mirror over. Mirrored bathroom cabinet. Low level WC with concealed cistern. Lit airing cupboard with power point and shelving. Radiator. Coved ceiling. Recessed ceiling lights. Extractor fan. Ceramic tiled floor.





**Second Floor**

Area: 46.0 m<sup>2</sup> ... 495 ft<sup>2</sup>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

**TENURE**

Leasehold – 131 years remaining

**SERVICE CHARGE**

£2,473.55 (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