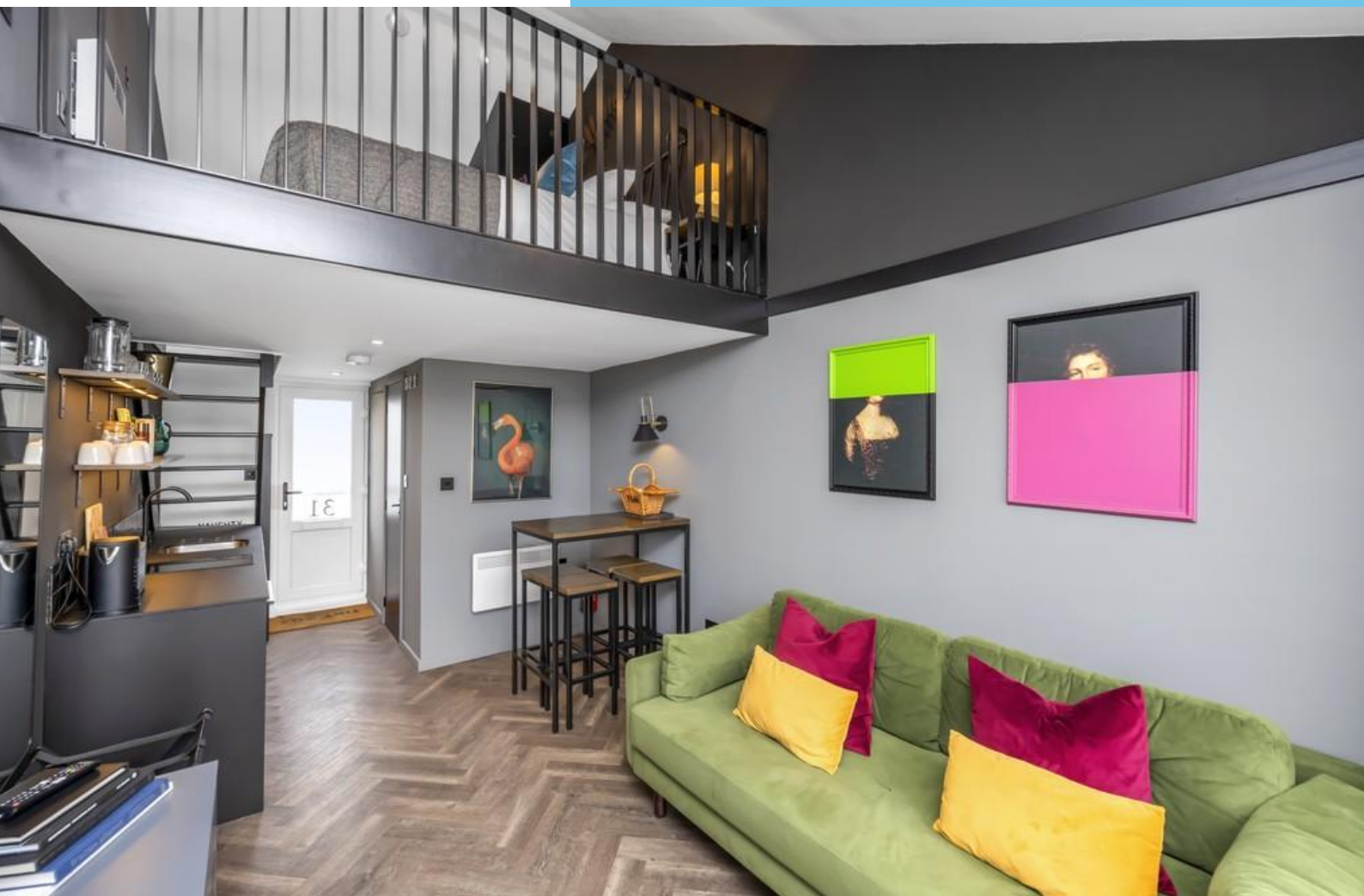
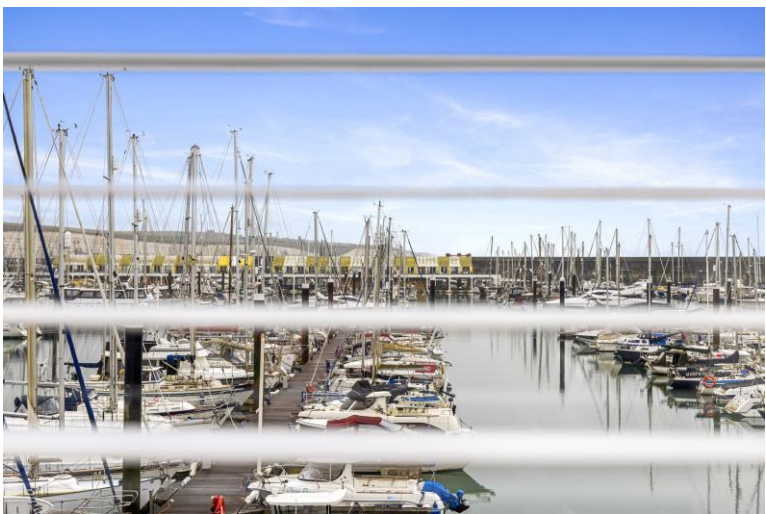
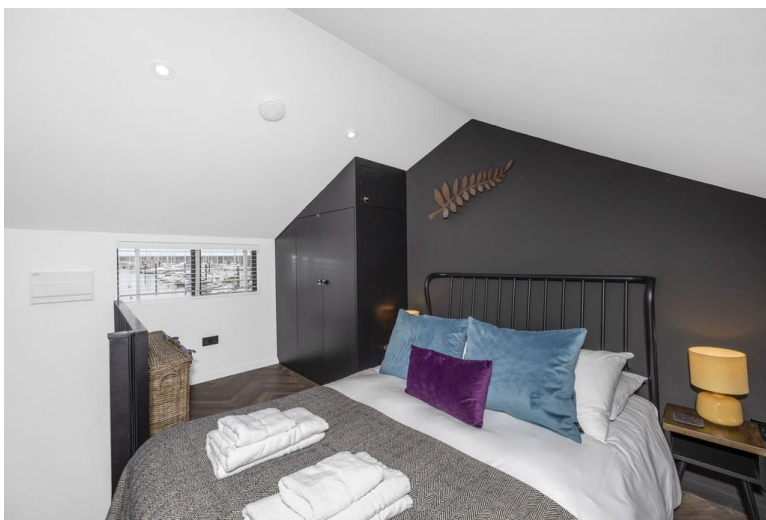




**H<sub>2</sub>O HOMES**

WESTERN CONCOURSE, BRIGHTON MARINA  
VILLAGE, BN2 5UP  
**£79,950 LEASEHOLD**





### ACCESS

Pedestrian entry is via the main access point to the Marina floating West jetty where the property is located on the upper concourse.

### ENTRY

Entry through security gate to the upper walkway. Individual updated double glazed door to holiday home.

### ENTRANCE HALL

Giving access to the shower room/WC and living area. Timber staircase to upper level. Fuse box. Galley kitchenette comprising stainless steel underslung sink with mixer tap and inset composite drainer. Zanussi 2 ring hob and full size electric oven. Integrated Candy fridge. Composite work tops with tiled splashbacks. Deep storage drawers. Shelving with LED lighting. Power points. Recessed ceiling light. Smoke alarm. Herringbone wood effect floor.

### SHOWER ROOM

East facing window with frosted glass. Fully tiled shower cubicle with Aquas electric shower. Hand basin with mixer tap set on vanity unit. Mirror with concealed lighting. Low level WC with concealed cistern. Heated towel rack. Herringbone wood effect floor.

### LIVING AREA

21' 2" max" x 9' 0" (including kitchenette and shower room) (6.45m x 2.74m) West facing with delightful harbour views. Power points. TV and telephone points. Recessed ceiling lights. Wall light. Wall mounted electric heater. Double glazed sliding doors to balcony. Herringbone wood effect floor.

### BALCONY

Decked West facing balcony with views directly over the water and running the width of the property. Railings to edge.

### BEDROOM

13' 1" x 9' 0" (3.99m x 2.74m) East facing window giving views directly over the outer harbour. Built in double wardrobe with lighting and access to hot water tank. Wall mounted electric heater. Power points. Smoke alarm. Recessed ceiling lights. Herringbone wood effect floor.

### LEASE

Expires February 2035 (less 3 months).

### SERVICE CHARGE

£2,024.67 per annum including ground rent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	