



## Britannia Court

Brighton Marina Village, BN2 5SE

**£415,000** Leasehold

EPC Rating : C

- Well presented South facing apartment with direct harbour views
- Living/dining room, South facing balcony with sea views to East
- Two double bedrooms, en-suite and bathroom
- Fully fitted kitchen, 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.

This well presented 2 bedroom South facing apartment enjoys superb views directly over the outer harbour with sea views to the East! The cosy and welcoming living/dining room is the perfect spot to watch the boats go by and gives access to the South facing balcony. Equally enjoying the harbour views is the main bedroom which also has the benefit of a convenient en-suite shower room. The good sized second bedroom has access to the bathroom if desired via a 'Jack & Jill' door and there is fully fitted kitchen. The allocated parking space located conveniently in the courtyard and the lease has been extended.

#### ENTRY

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

#### ENTRANCE HALL

Security entry phone. Telephone point. Power point. Cloaks/storage cupboard housing electrical distribution box and shelf. Smoke alarm. Radiator. Coved ceiling and ceiling light. Fitted carpet.

#### KITCHEN

10' 7" x 5' 11" (3.23m x 1.8m)

Fitted kitchen comprising Whirlpool 4 ring gas hob with extractor hood over and Bosch electric oven under. Space for fridge, dishwasher and washer/dryer. Stainless steel 1½ sink with mixer tap and drainer. Range of fitted units. Work surfaces with tiled splashbacks. Under unit lights. Concealed Vaillant gas boiler. Central heating controls. Power points. Radiator. Window overlooking courtyard with roller blind. Ceiling light. Vinyl floor.

#### LIVING/DINING ROOM

19' 2" x 12' 0" (5.84m x 3.66m)

South facing with superb views over the outer harbour. French doors to balcony. Curtain pole and curtains. 2 radiators. Power points. Satellite/T.V point. Central heating thermostat control. Coved ceiling with 2 ceiling lights. Fitted carpet.

#### BALCONY

South facing with fabulous views over the outer harbour and sea views to the East. Painted balustrade. Exterior light.





### BEDROOM ONE

19' 2" x 9' 10" (5.84m x 3m)

South facing window with super marina views. Curtain pole, curtains and roller blind. Radiator. T.V point. Power points. 2 ceiling lights. Fitted carpet.

### EN-SUITE SHOWER ROOM

Part tiled. White suite comprising updated corner shower cubicle with glazed doors. Hand basin with mixer tap and striplight/shaver point over. Bathroom cabinet. Low level WC. Chrome heated towel rail. Extractor fan. Ceiling light. Vinyl floor.

### BEDROOM TWO

12' 0" x 10' 7" (3.66m x 3.23m)

Window overlooking courtyard. Curtain pole, voile and curtains. Airing cupboard housing fully insulated hot water tank and immersion heater with slatted shelf. Radiator. Power points. Ceiling light. Fitted carpet.



### BATHROOM

Part tiled. White suite comprising panelled bath with mixer taps and hand held shower attachment. Hand basin with mixer tap. Striplight/shaver point over. Bathroom cabinet. Low level WC. Radiator. Extractor fan. Ceiling light. Vinyl floor.

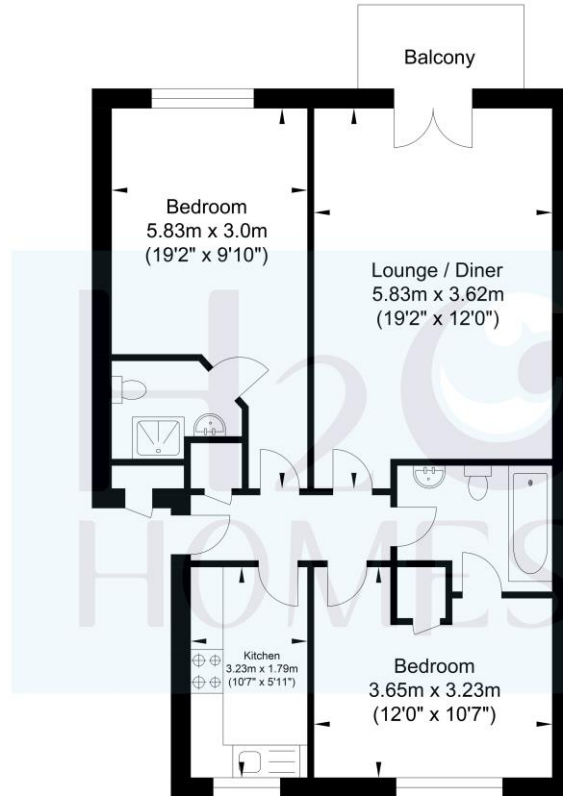


### PARKING SPACE

Allocated in the courtyard.



## The Strand, Britannia Court



Second Floor  
Approximate Floor Area  
667.36 sq ft  
(62.0 sq m)

Approximate Gross Internal Area = 62.0 sq m / 667.36 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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>	78	80
(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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

### TENURE

Leasehold – 131 years remaining

### SERVICE CHARGE

£3,159.60 (2024) to include ground rent, service charge, buildings insurance and reserve fund.

### COUNCIL TAX BAND

Tax band E

### 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 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