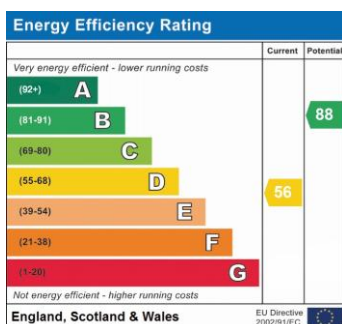




H₂O HOMES

**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. New electrical distribution box. Galley kitchenette comprising stainless steel underslung sink with mixer tap and inset drainer. Zanussi 2 ring hob and full size electric oven. Integrated Fridgemaster fridge. Work top with tiled splashbacks. Deep storage drawers. Shelving. 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 with lighting over. Low level WC with concealed cistern. Heated towel rack. Herringbone wood effect floor.

LIVING AREA

14' 1" x 8' 10" (4.29m x 2.69m) 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. Exterior light. Railings to edge.

BEDROOM

12' 9" x 8' 10" (3.89m x 2.69m) East facing window giving views directly over the outer harbour. Built in double wardrobe with lighting and access to Ariston hot water heater. 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.