



Merton Court

Brighton Marina Village, BN2 5XZ

£337,500 Leasehold

EPC Rating : C

- Ground floor, 2 bedroom apartment with views towards inner harbour
- Living/dining room, fitted kitchen, en-suite shower and family bathroom
- Rarely available garage and lease extended
- Replacement windows & doors with bespoke plantation style shutters

H2O
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 supermarket, and most importantly the assurance of a round the clock security team backed up by experienced onsite management.

This delightful 2 bedroom apartment is neatly presented with the advantage of a large patio garden with views towards the inner harbour! The welcoming living room is a charming area with enough space to entertain with the added benefit of having access to the patio. With the kitchen being located off of the living room there is super potential (subject to planning consent) to open plan this space up for the ultimate modern living experience. The main bedroom is of a good size with fitted furniture, access to the patio garden and the convenience of an en-suite shower room. There is a further double bedroom, again with fitted furniture and a family bathroom. For parking the property comes with a rarely available garage and the for peace of mind the lease has been extended. The property benefits from replacement windows and doors with bespoke fitted plantation style shutters.

ENTRY

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

ENTRANCE HALL

Security entry phone. Cloaks cupboard with shelf, electrical distribution box and gas meter. Large airing cupboard with slatted shelf. Power point. Telephone point. Hyperoptic enabled point. Smoke alarm. Radiator. Coved ceiling. 2 ceiling lights. Fitted carpet.

KITCHEN

10' 2" x 5' 4" (3.1m x 1.63m)

Arched window with views towards the inner harbour. Fitted shutters. Range of fitted cupboards. Work surfaces and tiled splashbacks. Whirlpool electric fan oven with gas hob and extractor hood over. Bosch washing machine. Freestanding fridge. Stainless steel sink with mixer tap and drainer. Bosch gas fired combination boiler. Power points. Radiator. Ceiling light. Ceramic tiled floor.

LIVING ROOM

15' 5" x 14' 8" (4.7m x 4.47m)

Sliding double doors with access to patio with views towards the inner harbour. Fitted shutters, curtain pole and curtains. 2 radiators. Power points. Sky/TV point. Telephone point. High level window. Coved ceiling. 2 ceiling lights. Fitted carpet.



BEDROOM ONE

14' 8" x 11' 11" (4.47m x 3.63m)

Sliding double doors to patio garden with views towards the inner harbour. Fitted shutters. Range of fitted bedroom wardrobes with overhead cupboards. Radiator. Power points. Ceiling light. Fitted carpet.

EN-SUITE SHOWER ROOM

Part tiled. Shower cubicle with glazed door. Hand basin with mixer tap. Mirrored with striplight/shaver point. Low level WC. Heated towel rail. Extractor fan. Ceiling light. Vinyl floor.

BEDROOM TWO

10' 4" x 11' 3" (3.15m x 3.43m)

Arched window with views towards the inner harbour. Fitted shutters. Fitted wardrobes with overhead cupboards. Radiator. Power points. Ceiling light. Fitted carpet.

BATHROOM

Part tiled. Panelled bath with mixer tap and hand held shower attachment. Further wall mounted shower with glazed shower screen. Hand basin with mixer tap. Mirror, glass shelf and striplight/shaver point over. Low level WC. Heated towel rail. Extractor fan. Ceiling light. Vinyl floor.

PATIO

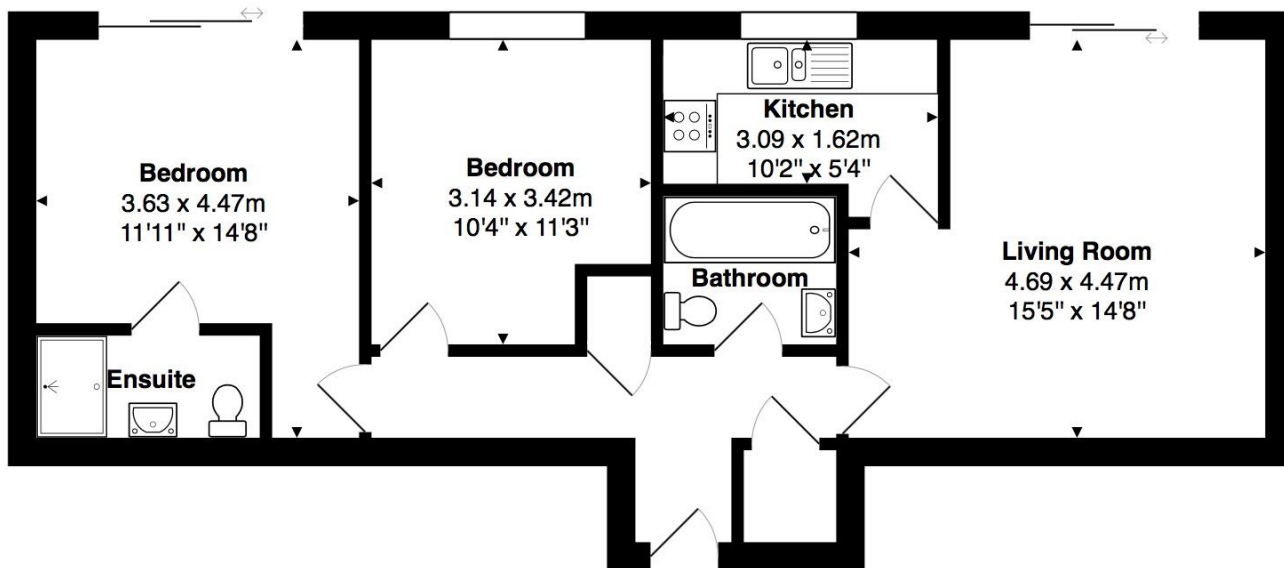
Accessed from both the living room and master bedroom with views towards the inner harbour. Paved running the full length of the property. Exterior lights.



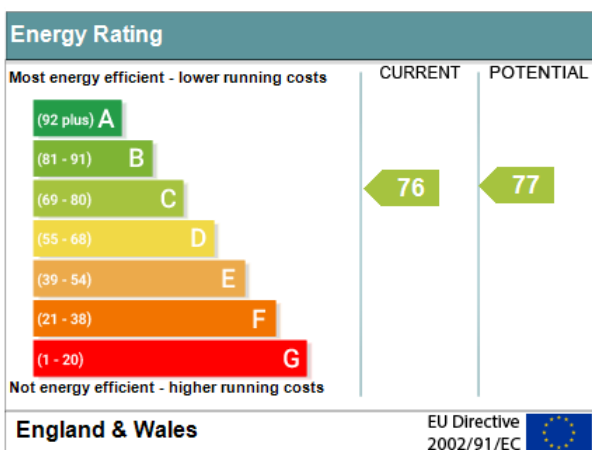
GARAGE

Up and over door. Fitted storage cupboards. Ceiling light. Power points.





Ground Floor
Area: 64.5 m² ... 695 ft²



TENURE

Leasehold – 131 years remaining.

SERVICE CHARGE

£3,210.93 (2024) to include ground rent, service charge, buildings insurance and reserve fund.

LOCAL AUTHORITY

Brighton & Hove City Council

COUNCIL TAX BAND

Tax band E

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