



## Neptune Court

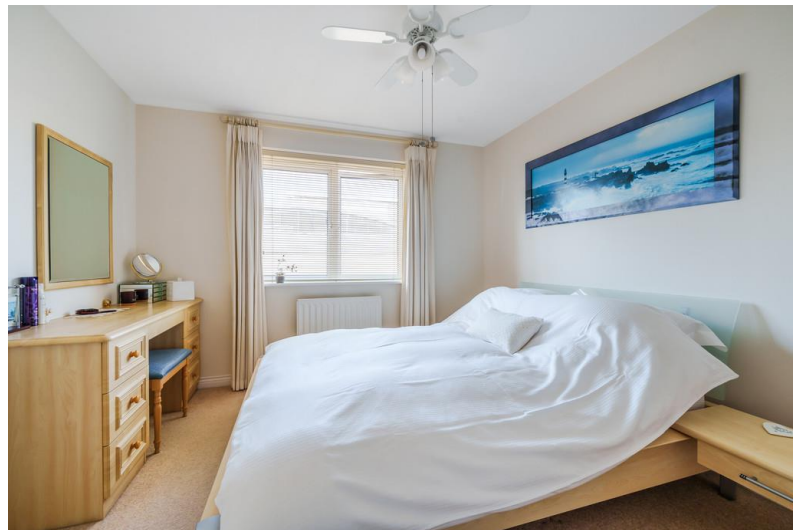
Brighton Marina Village, BN2 5SL

- Southwest facing 3 bedroom apartment
- Stunning marina, sea and coastal views
- Separate kitchen, dining room and living room
- En-suite shower room, en-suite bathroom and shower room
- Wraparound terrace, balcony, garage, extended lease

**O.I.E.O £675,000**  
**Leasehold**

EPC Rating : C

**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 immaculately presented 3 double bedroom apartment affords glorious outer harbour, sea and some coastal views from its South/Southwest and West facing aspects. Upon entry the bright hallway flows beautifully leading to the kitchen, separate dining room with access to the Southwest facing balcony and 2 double bedrooms. Bedroom 2 enjoys fitted furniture with a useful en-suite shower room and bedroom 3 equally has fitted furniture with matching units. Adjacent to this bedroom there is a super refurbished shower room. Moving upstairs the light and airy living room wows with its dual aspect and French doors leading to the wraparound terrace taking in those fantastic panoramic views. The main bedroom equally enjoys marina and sea views and has plenty of storage with access to the terrace and a convenient en-suite bathroom. The property comes with a garage and the lease has been extended.

#### ENTRY

Communal ground floor entrance with security entry system. Stairs to 3rd floor. Individual door to apartment lower floor.

#### ENTRANCE HALL

Security entry phone. Smoke alarm. Telephone point. Central heating thermostat controls. Cloaks cupboard with shelving, gas meter and electrical distribution box. Large airing cupboard housing fully insulated hot water tank with

immersion heater and slatted shelving. Radiator. Power point. Coved ceiling. 3 ceiling lights. Fitted carpet. Staircase to upper floor.

#### KITCHEN

13' 0" x 7' 10" (3.96m x 2.39m)

South facing window directly overlooking the outer harbour and sea. Fitted venetian blind. Fully fitted kitchen comprising Whirlpool electric fan assisted oven with gas hob and extractor hood over. Integrated Whirlpool fridge, freezer and dishwasher. LG washer/dryer. Stainless steel 1½ sink and with mixer tap and drainer. Range of fitted wall and base units. Concealed under unit lighting. Worktops with tiled splashbacks. Power points. Glow-worm gas boiler. Central heating programme controls. Radiator. 2 ceiling lights. Ceramic tiled floor.

#### DINING ROOM

12' 11" x 11' 7" (3.94m x 3.53m)

South facing window with outer harbour and sea views. Fitted roman blind. Radiator. Power points. Coved ceiling. Ceiling light. Fitted carpet. Glazed French doors giving access to the balcony. Curtain pole and curtains.

#### BALCONY

Southwest facing with marina, sea and coastal views. Exterior light. Painted balustrade.

#### BEDROOM TWO

11' 8" max x 10' 1" max (3.56m x 3.07m)

West facing window giving views towards the outer harbour and sea. Fitted venetian blind, curtain pole and curtains. Fitted wardrobe and matching dressing table. Power points. Ceiling light with fan. Fitted carpet.

### EN-SUITE SHOWER ROOM

Part tiled. White suite comprising glazed shower cubicle. Hand basin with mixer tap with mirror and striplight/shaver point over. Low level WC. Radiator. Ceiling light. Extractor fan. Ceramic tiled floor.

### BEDROOM THREE

11' 8" max x 9' 2" (3.56m x 2.79m)

West facing window giving views towards the outer harbour and sea. Fitted venetian blind, curtain pole and curtains. Fitted wardrobes and matching drawers. Radiator. TV point. Power points. Ceiling light with fan. Fitted carpet.

### SHOWER ROOM

Fully tiled. Refurbished contemporary white suite comprising large walk-in glazed shower cubicle with rain shower head and further hand held attachment. Hand basin with mixer tap set on floating vanity unit. Mirrored bathroom cabinet with integral lighting. Low level WC with concealed cistern. Heated chrome towel rail. Recessed ceiling lights. Extractor fan. Ceramic tiled floor.

### UPPER LANDING

Security entry phone. Power points. Coved ceiling. Ceiling light. Access to loft with drop down ladder. Fitted carpet.

### LIVING ROOM

21' 10" max x 15' 7" max (6.65m x 4.75m)

South facing window giving views over outer harbour and sea. Fitted blind. Contemporary electric fire. Satellite/TV point. Radiator. Power points. Telephone point. Door to communal stairwell. Coved ceiling. 2 ceiling lights. Fitted carpet. 2 sets of French doors with curtain pole and curtains giving access to the terrace.

### TERRACE

South and Southwest facing terrace running the length of living room and offering far-reaching harbour, sea coastal views. Painted balustrades. Exterior lights



### BEDROOM ONE

12' 7" max x 10' 4" max (3.84m x 3.15m)

Range of fitted furniture with over bed cupboards and matching bedside tables. Radiator. Power points. Hatch to part boarded and lit loft space with drop down ladder. Concealed door to communal stairwell. Ceiling light point. Fitted carpet. East facing French doors giving access to terrace. Curtain pole and curtains.

### EN-SUITE BATHROOM

Part tiled. West facing obscure glazed window. Roman blind. White suite comprising panelled bath with mixer tap and hand held shower attachment. Hand basin with mixer tap. Mirror with striplight/shaver point over. Low level WC. Radiator. Ceiling light. Extractor fan. Ceramic tiled floor.

### TERRACE

West facing terrace running length of bedroom with harbour and sea views. Painted balustrades. Exterior light.

### GARAGE

Ground floor garage with remote controlled up and over door. Fluorescent lighting and power points.



# The Strand, Brighton Marina Village, Brighton, BN2

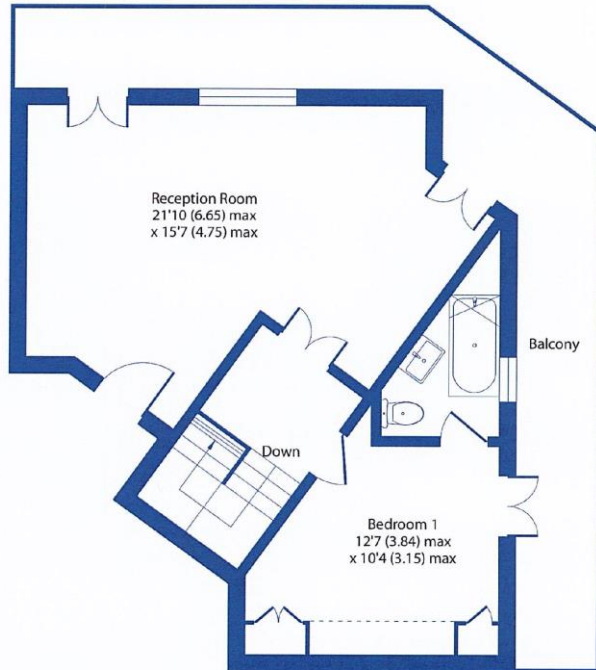
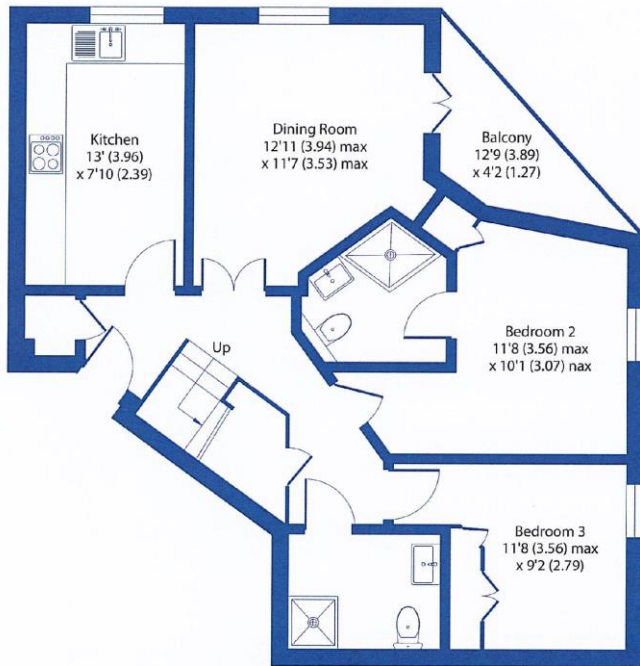
Approximate Area = 1161 sq ft / 107.8 sq m

Limited Use Area(s) = 22 sq ft / 2 sq m

Total = 1183 sq ft / 110 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Leaders Sales Ltd. REF: 1123343

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

## SERVICE CHARGE

£5,418.15 per annum (2024) to include ground rent, service charge, insurance and reserve fund.

## TENURE

Leasehold – 131 years remaining.

## COUNCIL TAX BAND

Tax band G

## 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