



Portside

Brighton Marina Village, BN2 5UW

£317,500 Leasehold

EPC Rating : D

- Two bedroom apartment with village square/inner lagoon views
- Living/dining room and fitted kitchen
- Updated en-suite shower room and bathroom
- Two parking spaces and lease extended

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

This top floor, 2 bedroom apartment is well presented and delights with views from all the main rooms overlooking the village square and inner lagoon! With a dual aspect, the living room is a pleasing space to sit and watch the daily activities of square below and there is scope to open plan this room to the adjacent kitchen if desired (subject to consent). The kitchen is very well equipped with all the appliances included. On to the main bedroom that enjoys the practicality of fitted wardrobes and has access to an updated en-suite shower room for convenience. The second bedroom sits adjacent to the family bathroom which has also been fully updated. However a particularly huge benefit to this apartment is the luxury of 2 parking spaces and the lease has been extended.

ENTRY

Communal ground floor entrance with security entry system and mail boxes. Stairs to second floor.

ENTRANCE HALL

Security entryphone. Airing cupboard with hot water cylinder, immersion heater and shelf. Access to loft space. Large cloaks cupboard housing fuse boxes and with hanging rail, hooks and shelf. Wall mounted Dimplex heater. Recessed ceiling lights. Telephone point. Power points. Coved ceiling. Fitted carpet.

KITCHEN

14' 4" x 8' 2" (4.37m x 2.49m)

Georgian style double glazed window giving views of the Inner Lagoon and Village Square. Roman blind. Range of fitted wall and base units. Fitted appliances comprising New World 4 ring electric hob with extractor hood over. Beko electric oven. Freestanding Beko fridge/freezer, Bendix dishwasher and Hoover washing machine. Stainless steel 1½ sink unit with drainer and mixer tap. Work surfaces with tiled splashbacks. Power points. Recessed spotlights. Slate tiled floor.

LIVING/DINING ROOM

15' 8" x 13' 9" (4.78m x 4.19m)

Irregular shape. Dual aspect Georgian style double glazed windows, one with box window overlooking the village square and the inner lagoon. Decorative coved ceiling. Wall mounted Dimplex wall heater. Satellite/TV point. Power points. Ceiling light. Curtain poles and curtains. Fitted carpet.

BEDROOM ONE

15' 11" x 9' 10" (4.85m x 3m)

Georgian style arched double glazed window with views of the Inner Lagoon and Village Square. Curtain pole and curtains. Power points. T.V./F.M. point. Fitted double wardrobe. Wall mounted heater. Ceiling light. Fitted carpet.



EN-SUITE SHOWER ROOM

6' 5" x 5' 9" (1.96m x 1.75m)

Fully tiled. Glazed shower cubicle with Triton T80 power shower. Hand basin with mixer tap and vanity cupboard under. Striplight/shaver point over. Low level WC with concealed cistern. Extractor fan. Ceiling light. Vinyl floor.

BEDROOM TWO

12' 2" x 7' 6" (3.71m x 2.29m)

Georgian style double glazed window giving views over inner lagoon and village square. Curtain pole and curtains. Wall mounted heater. Power points. Ceiling light. Fitted carpet.

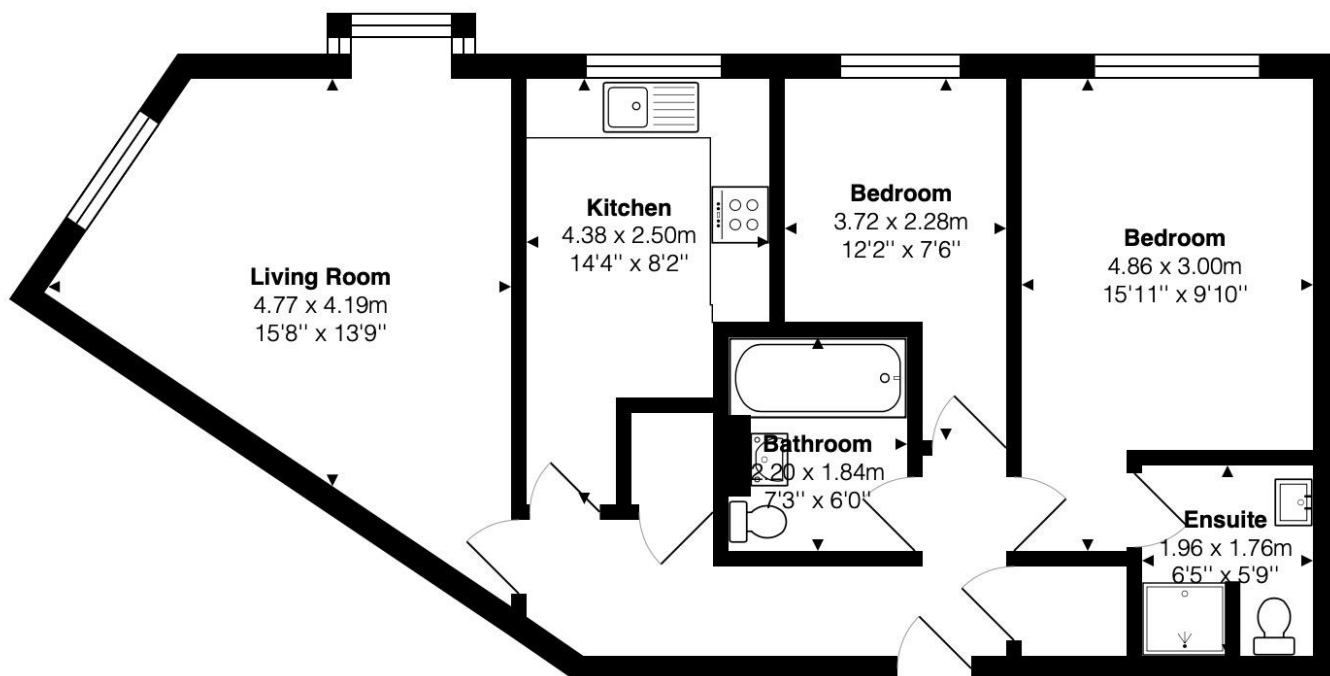
BATHROOM

7' 3" x 6' 0" (2.21m x 1.83m) Fully tiled. Panelled bath with mixer tap and hand held shower attachment. Wall mounted Triton T80 electric shower unit with shower screen. Hand basin with mixer tap and vanity cupboard under. Mirror with light/shaver point over. Low level WC. Extractor fan. Ceiling light. Vinyl floor.

PARKING

Two allocated car parking spaces.





First Floor

Area: 66.0 m² ... 710 ft²

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

TENURE

Leasehold – 131 years remaining.

SERVICE CHARGE

£3,378.21 per annum to include ground rent, service charge, buildings insurance and reserve fund.

COUNCIL TAX BAND

Tax band D

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