



Britannia Court

Brighton Marina Village, BN2 5SE

£335,000 Leasehold

EPC Rating : B

- East facing 2 bedroom apartment with views towards harbours
- Living/dining room with access to balcony
- Fitted kitchen, updated en-suite shower room and bathroom
- Garage 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 supermarket, and most importantly the assurance of a round the clock security team backed up by experienced onsite management.

This well presented 2 bedroom apartment enjoys a light and airy feel with views towards both the inner and outer harbours. The living/dining room, with access to the balcony, enjoys an East facing aspect and is the perfect spot to take in some morning sunshine! The main bedroom equally enjoys an East aspect with views towards the harbours and has access to an updated en-suite shower room. There is a further double bedroom and an updated bathroom. The kitchen is well equipped and for parking, a rather useful garage!

ENTRY

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

ENTRANCE HALL

Security entry phone. Storage cupboard with shelf, hanging rail and housing electrical distribution box. Smoke alarm. Telephone point. Radiator. Power point. Coved ceiling. Recessed ceiling lights. Fitted carpet.

KITCHEN

10' 9" x 5' 11" (3.28m x 1.8m)

Fitted kitchen with appliances comprising stainless steel electric double oven with Smeg 5 ring gas hob and extractor hood over. Freestanding Hotpoint fridge/freezer and Indesit washing machine. Stainless steel 1½ sink with mixer tap and drainer. Range of fitted cupboards. Under unit lights. Worktops with tiled splashbacks. Display shelves. Cupboard housing Glow worm gas boiler. Power points. Recessed ceiling lights. Radiator. West facing window with fitted venetian blind. Ceramic tiled floor.



LIVING/DINING ROOM

19' 6" x 12' 12" (5.94m x 3.96m)

Glazed double doors giving access to East facing balcony. Satellite/TV point. Telephone point. Power points. 2 radiators. Central heating thermostat. Coved ceiling. Recessed ceiling lights. Fitted carpet.



BALCONY

East facing with views towards the inner and outer harbours. Painted balustrade. Exterior balcony light.

BEDROOM ONE

19' 6" x 9' 11" (5.94m x 3.02m)

East facing window with fitted venetian blind. Radiator. TV point. Telephone point. Power points. Recessed ceiling lights. Fitted carpet.

EN-SUITE SHOWER ROOM

6' 10" x 6' 2" (2.08m x 1.88m)

White suite comprising pedestal wash hand basin with mixer tap. Mirror with striplight/shaver point over. Glazed shower cubicle. Low level WC. Radiator. Recessed ceiling lights. Extractor fan. Ceramic tiled floor.

BEDROOM TWO

12' 7" x 9' 4" (3.84m x 2.84m)

West facing window overlooking courtyard with fitted venetian blind. Airing cupboard. Radiator. Power points. Recessed ceiling lights. Fitted carpet.

BATHROOM

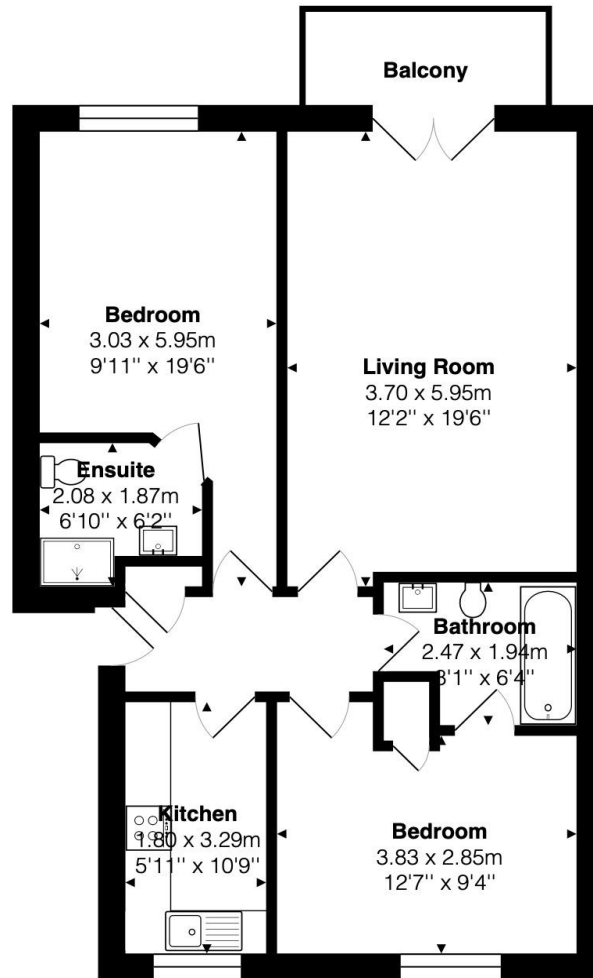
8' 1" x 6' 4" (2.46m x 1.93m)

White suite comprising panelled bath with mixer tap and hand held shower attachment. Pedestal wash hand basin with mixer tap. Mirror with lighting over. Low level WC. Radiator. Recessed ceiling lights. Extractor fan. Ceramic tiled floor.

GARAGE

Up and over door with lighting and power points.





Second Floor

Area: 68.6 m² ... 738 ft²

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE

Leasehold – 131 years remaining

SERVICE CHARGE

£3,159.60 per annum 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