



## Mariner's Quay

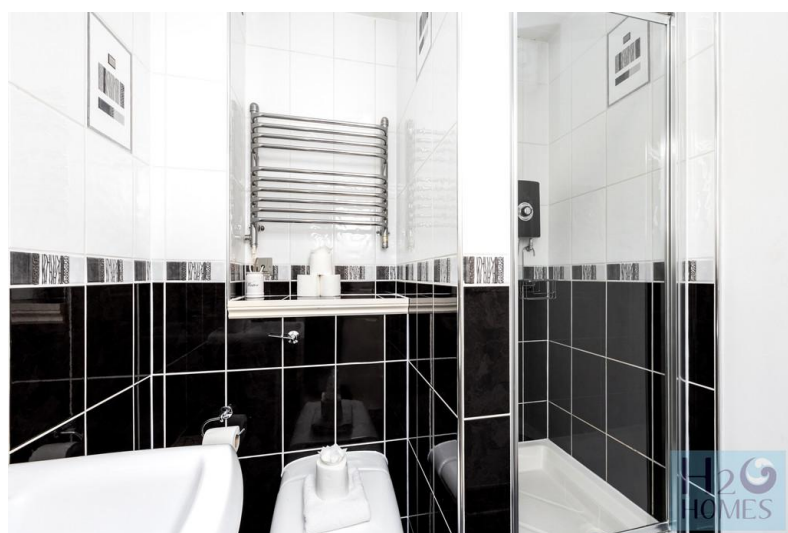
Brighton Marina Village, BN2 5UZ

**£365,000** Leasehold

EPC Rating : C

- Beautifully presented, East facing, 1st floor 2 bedroom apartment
- Direct inner harbour views from all main rooms
- Open plan kitchen/living room, 2 balconies, en-suite, bathroom
- Lift, parking, lease extended, furniture by separate negotiation

**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.

Welcome to this beautifully presented, 1st floor, East facing 2 bedroom apartment with wonderful peaceful water views from all the main rooms! The bright and spacious living room, with access to the balcony, enjoys fantastic inner harbour views and is the perfect spot to start the day with your favourite brew and rather appealingly is open plan to the generous kitchen with fitted integrated appliances and a rather useful breakfast bar. Onto the main bedroom with its arched French doors leading to the balcony and those delightful restful views over the inner harbour benefits from fitted wardrobes and the convenience of an ensuite shower room. There is a further double bedroom with equally excellent views and main bathroom. The property has the lease extended, a communal lift and an allocated parking space. There is also the opportunity to purchase the furniture by separate negotiation.

#### ENTRY

Communal ground floor entrance. Security entry system. Lift and stairs to 1st floor.

#### ENTRANCE HALL

Security entry phone. Airing cupboard with lagged hot water cylinder, immersion heater and shelving. Gabbaron electric heater. Power points. Telephone and Hyperoptic points. Electrical distribution boards. 2 ceiling lights. Smoke alarm. Coved ceiling. Wood floor.

#### OPEN PLAN KITCHEN/LIVING ROOM

20' 11" x 14' 1" (6.38m x 4.29m)

East facing double glazed window with roller blind. Comprehensive range of integrated appliances comprising Neff induction hob with Bosch fan assisted electric oven under. Indesit washing machine and Beko dishwasher. Fridge and freezer. White 1½ ceramic sink unit with drainer and mixer tap. Range of fitted wall and base units. Wood work surfaces with tiled splashbacks. Power points. Ceiling light. Wood floor. Dimplex skirting heater.

Living room : East facing arched double glazed doors facing directly over the marina inner harbour and giving access to Juliet balcony. Curtain pole and curtains. Gabbaron electric heater. TV/Satellite point. Power points. Decorative ceiling cornice. 2 ceiling lights. Wood floor.

#### BALCONY

East facing with fine views over the inner harbour.





### BEDROOM ONE

11' 7" x 10' 3" (3.53m x 3.12m)

East facing arched double glazed window offering views directly over the marina inner harbour and giving access to Juliet balcony. Curtain pole and curtains. Range of fitted wardrobes. Power points. Gabbaron electric heater. Coved ceiling. Ceiling light. Fitted carpet.



### BALCONY

East facing with fine views over the inner harbour.

### EN-SUITE SHOWER ROOM

6' 2" x 5' 0" (1.88m x 1.52m)

Part tiled. Fully tiled shower cubicle with Triton power shower and glazed door. Hand basin with mixer tap. Mirror with integral light over. Low level WC with concealed cistern. Chrome heated towel rail. Extractor fan. Ceiling light. Ceramic tiled floor

### BEDROOM TWO

10' 3" x 8' 9" (3.12m x 2.67m)

East facing double glazed window with direct views over the inner harbour. Curtain pole and curtains. Fitted wardrobe. Gabbaron electric heater. Power points. Coved ceiling. Ceiling light. Fitted carpet.

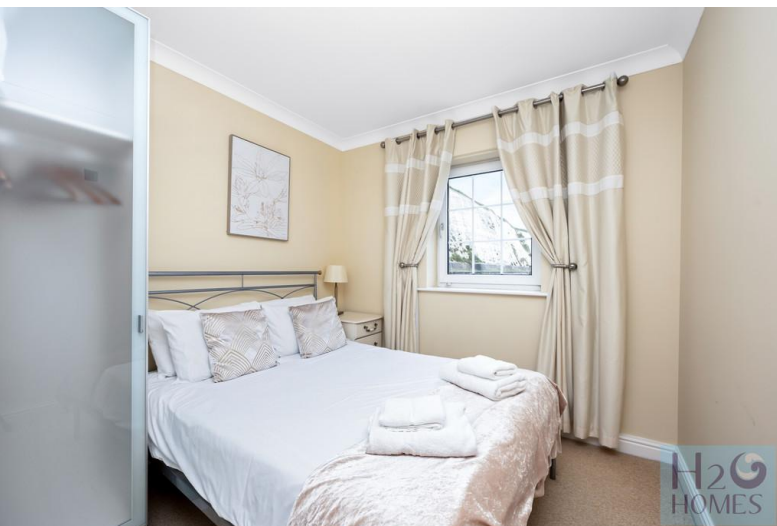
### BATHROOM

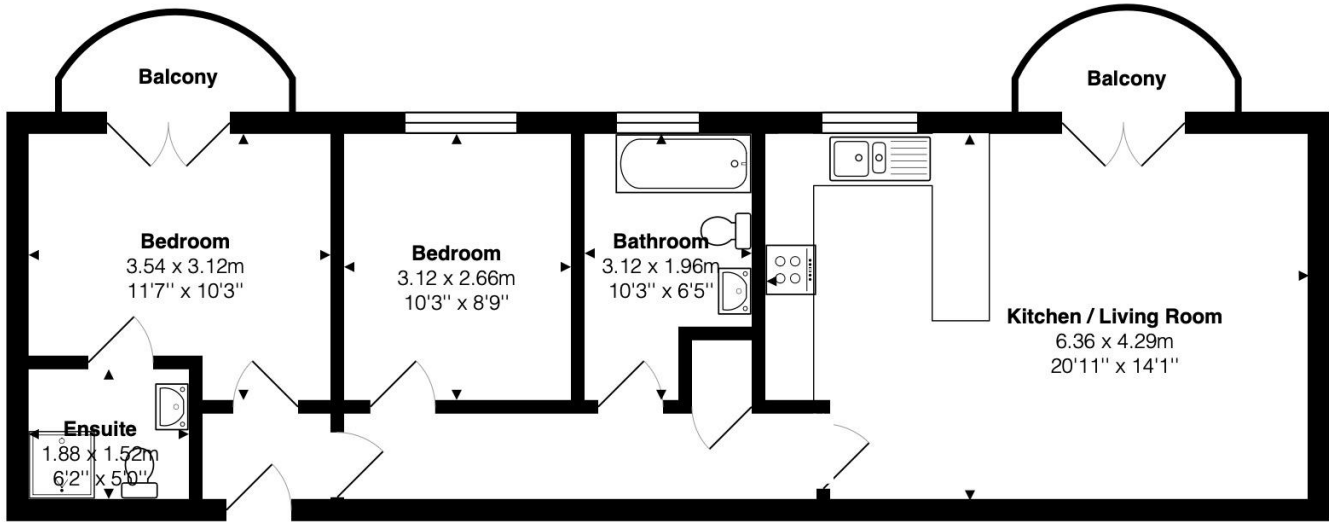
10' 3" x 6' 5" (3.12m x 1.96m)

Part tiled. Panelled bath with mixer tap, wall mounted Triton power shower and glazed shower screen. Hand basin set on vanity unit with mixer tap. Mirror with integral lighting over. Low level WC with concealed cistern. Chrome heated towel rail. Ceiling light. Vinyl floor.

### PARKING SPACE

Allocated adjacent to the block.





**First Floor**

Area: 64.2 m<sup>2</sup> ... 691 ft<sup>2</sup>

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>	80	82
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

**TENURE**

Leasehold – 131 years remaining.

**SERVICE CHARGE**

£3,434.60 (2024) 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