



H₂O HOMES

**EASTERN CONCOURSE, BRIGHTON MARINA
VILLAGE, BN2 5UQ
£69,950 LEASEHOLD**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

With a fresh but soothing colour palette throughout this inviting studio apartment is presented in excellent order and is well equipped for a perfect little bolthole by the sea! The kitchenette has all you need for day-to-day requirements and leads into the bright and welcoming living area with direct views over the outer harbour. Step out onto the decked West facing balcony to really enjoy those harbour views and watch the boats go by! On the ground floor you will find the shower room and then up the turning staircase to the mezzanine bedroom which delights with fabulous views overlooking the harbour to the East. The property is being sold with all furniture included.

ENTRY

Entry through security gate to the upper walkway. Individual double glazed door to holiday home.

ENTRANCE HALL

Giving access to shower room and kitchen/living area. Timber turning staircase with fitted carpet to mezzanine bedroom. Recessed ceiling light. Wood laminate floor.

KITCHENETTE

Galley style with range of fitted cupboards. Proline fridge. Stainless steel sink with mixer tap. Worktop with tiled splashbacks. Power points. Recessed ceiling light. Wood laminate floor.

LIVING AREA

31' 3" x 9' 3" (9.53m x 2.82m) West facing double glazed doors to balcony with superb harbour views. Roller blinds. Night storage heater. TV and telephone points. Power points. Ceiling light. Wood laminate floor.

SHOWER ROOM

East facing window with frosted glass. Shower cubicle with Mira electric shower. Hand basin with mixer tap inset onto vanity unit. Wall mirror over. Bathroom cabinet. Low level WC with concealed cistern. Recessed ceiling light. Vinyl floor.

BALCONY

Decked West facing balcony with views directly over the water and running the width of the property. Railings to edge. Storage box. Exterior light.

BEDROOM

13' 0" x 8' 7" (3.96m x 2.62m) East facing window giving views directly over the outer harbour. Venetian blind. Built in double wardrobe and HW tank. Dimplex electric heater. Power points. Ceiling light. Fuse box. Fitted carpet.

SERVICE CHARGE

£2,024.67 per annum including ground rent.

LEASE

Lease expires February 2035 less 3 months.