



H<sub>2</sub>O  
HOMES



## Portside

Brighton Marina Village, BN2 5UW

**£325,000 Leasehold**

EPC Rating : C

- Completely updated 2 bedroom apartment
- Spacious living/dining room, fully fitted kitchen
- En-suite shower room and bathroom
- Parking space, lease extended, furniture included

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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. 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.

In turn key condition this fabulous 2 bedroom apartment offers a bright triple aspect and is positioned in a convenient central location within the marina and is being sold completely furnished! From the hallway the spacious living/dining room offers a super South and Southwest facing aspect which allows the light to flow in and has been thoughtfully laid out allowing for perfectly zoned dining and relaxing areas. The smart, well planned kitchen has plenty of cupboard space and comes with all appliances included. Onto the spacious main bedroom, with its equally bright aspect, there is ample room to add storage if desired and benefits from an en-suite shower room. The second bedroom enjoys a sunny South aspect with the family bathroom is conveniently located just across the hall. There is an allocated parking space and the lease has been extended. In short, if you are looking for a first time purchase, second home or investment this property might just fit the bill!

## ENTRY

Communal ground floor entrance with security entry system. Stairs to 1st floor. Individual door to apartment.

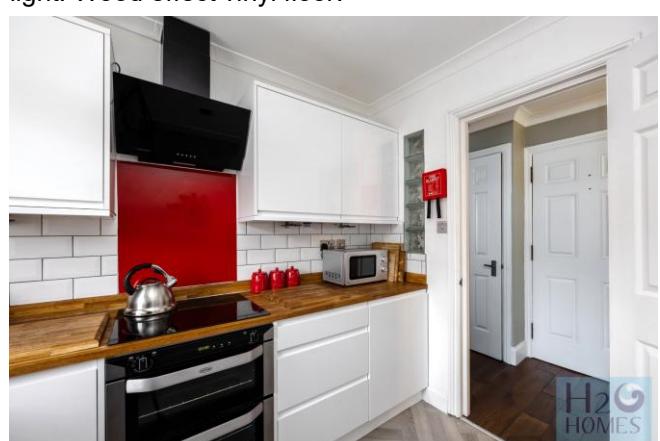
## ENTRANCE HALL

Storage cupboard with shelving and hanging rail. Deep airing cupboard with shelving, hot water tank and Logik washing machine. Security entryphone. Wall mounted electric heater. Cupboard housing electrical distribution box. Telephone point. Power points. Smoke alarm. Coved ceiling. Ceiling light. Wood floor.

## KITCHEN

9' 2" x 6' 11" (2.79m x 2.11m)

South facing window with fitted venetian blind. Range of fitted wall and base units. Ceramic 1½ sink with drainer and mixer tap. Zanussi induction 4 ring hob with extractor hood over and Belling double electric oven under. Freestanding Grundig fridge/freezer. Wood work surfaces with upstands. Tiled and glass splashbacks. Power points. Coved ceiling. Ceiling light. Wood effect vinyl floor.



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## LIVING/DINING ROOM

19' 0" x 12' 8" (5.79m x 3.86m)

Irregular shape. South and Southwest facing windows with fitted venetian blinds. Contemporary remote controlled electric fire. Satellite/TV point. Power points. Wall mounted electric heater. Smoke alarm. Decorative coved ceiling. 2 ceiling lights. Wood floor.



## BEDROOM ONE

18' 5" x 14' 2" (5.61m x 4.32m)

Irregular shape. South facing and further Southeast facing windows with fitted venetian blinds. Curtain pole and curtain. Electric wall mounted heater. Power points. TV point. Coved ceiling. Ceiling light. Fitted carpet.

## EN-SUITE SHOWER ROOM

Shower cubicle with 'Triton T80' electric shower. Hand basin with taps with mirrored bathroom cabinet over. Low level WC. Wall mounted electric heater. Extractor fan. Coved ceiling. Ceiling light. Wood effect vinyl floor.

## BEDROOM TWO

9' 2" x 7' 1" (2.79m x 2.16m)

South facing window with fitted venetian blind. Electric wall mounted heater. Power points. Coved ceiling. Ceiling light. Wood floor.

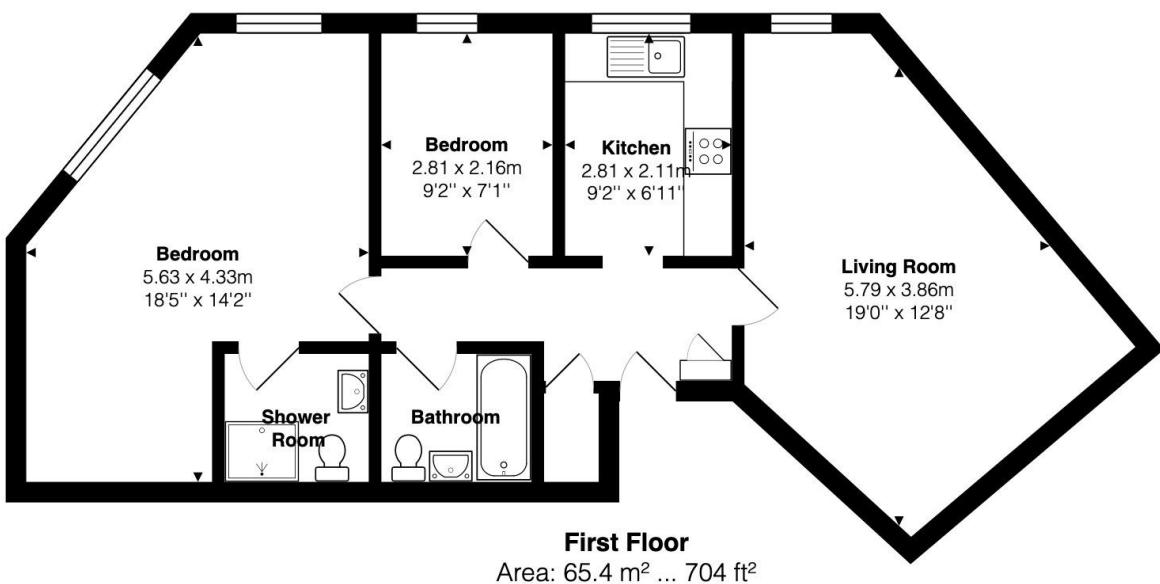
## BATHROOM

Panelled bath with taps. Hand basin with mixer tap set with mirrored bathroom cabinet over. Low level WC. Wall mounted electric heater. Extractor fan. Ceiling light. Wood effect vinyl floor.

## PARKING SPACE

Allocated.





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>	
(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	

#### SERVICE CHARGE

£3,780.48 per annum (2025) to include ground rent, service charge, insurance and reserve fund.

#### LEASE

129 years remaining.

#### 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.