



## Merton Court

Brighton Marina Village, BN2 5XZ

**£365,000** Leasehold

EPC Rating : C

- Immaculately presented and refurbished, 2 bedroom apartment
- West facing with great views towards the outer harbour
- Living/dining room, balcony and fully fitted kitchen
- En-suite, bathroom, parking 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. 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 supermarket, and most importantly, the assurance of a round the clock security team backed up by experienced onsite management.

Feel instantly at home in this beautifully presented and refurbished 2 bedroom apartment with super views towards the outer harbour! Upon entry the welcoming light filled hallway naturally leads you into the super smart 'Schwarz' fitted kitchen with its quality fitments creating a sleek and modern style. The spacious living room, with a favoured West facing aspect, enjoys views towards the outer harbour and has access onto the appealing balcony. The main bedroom suite benefits from a wonderful en-suite shower room and again, views towards the harbour. There is a further double bedroom and fabulous family bathroom. The property benefits from an updated boiler and kitchen (2019), windows (2020) and en-suite/bathroom replacement (2022). There is an allocated parking space within the courtyard and the lease has been extended.

## ENTRY

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

## ENTRANCE HALL

Security entry phone. Cloaks cupboard housing electricity distribution box, gas meter and shelving. Smoke alarm. Radiator. Telephone point. Power point. Coved ceiling. Recessed ceiling lights. Wood floor.

## KITCHEN

10' 7" x 6' 0" (3.23m x 1.83m)

Fitted kitchen comprising stainless steel eye level Neff electric oven and 4 ring AEG induction hob with extractor hood over. Integrated AEG washing machine, Progress fridge and dishwasher. Underslung stainless steel sink unit with mixer tap and composite drainer. Range of fitted cupboards with under unit lighting. Composite worktops with matching upstands. Power points. Glow worm gas fired combination boiler. East facing window overlooking courtyard with blind. Recessed ceiling lights. Wood effect vinyl floor.



## LIVING/DINING ROOM

19' 7" x 12' 7" (5.97m x 3.84m) French double doors giving access to balcony. Curtain pole and curtains. Satellite/TV point. 2 radiators. Hive central heating thermostat control. Telephone point. Power points. Coved ceiling. Recessed ceiling lights. Wood floor.

## BALCONY

West facing with painted balustrade and views towards the outer harbour. Exterior light.

## BEDROOM ONE

19' 7" x 10' 0" (5.97m x 3.05m)

West facing window with views towards the outer harbour. Curtain pole and curtains. Telephone and TV points. Power points. 2 ceiling lights. Fitted carpet.



## EN-SUITE SHOWER ROOM

Fully tiled. Shower cubicle with Aqualisa chrome shower. Hand basin with mixer tap set on floating vanity unit. Mirrored bathroom cabinet with integral sensor light over. Low level WC.



Chrome heated towel rack. Extractor fan.

Recessed ceiling lights. Wood effect ceramic tiled floor.

## BEDROOM TWO

11' 11" x 10' 7" (3.63m x 3.23m)

East facing window with views over courtyard. Curtain pole and curtains. Storage cupboard. Radiator. Power points. Ceiling light. Fitted carpet.

## BATHROOM

8' 11" x 6' 1" (2.72m x 1.85m)

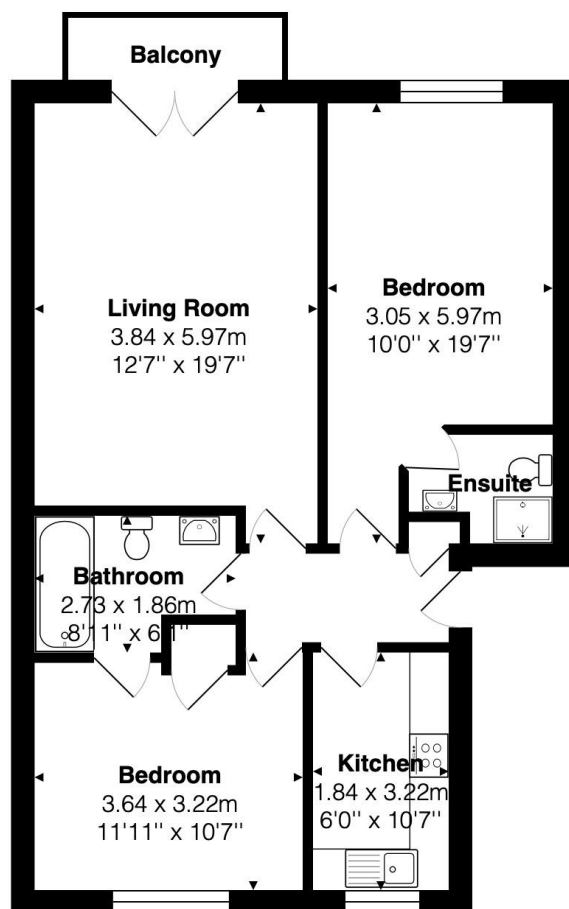
Fully tiled. Contemporary suite comprising panelled bath with rain shower head and further hand held shower attachment. Hand basin with mixer tap set on floating vanity unit. Mirror with integral sensor light over. Low level WC with concealed cistern. Chrome heated towel rack. Shaver point. Recessed ceiling lights. Extractor fan. Wood effect ceramic tiled floor.



## PARKING

Allocated within the courtyard.





### First Floor

Area: 68.4 m<sup>2</sup> ... 736 ft<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

### SERVICE CHARGE

£3,307.09 (2025) to include ground rent, service charge, buildings insurance and reserve fund.

### TENURE

Leasehold – 129 years remaining

### LOCAL AUTHORITY

Brighton & Hove City Council

### COUNCIL TAX BAND

Tax band E

### 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