



## Wellington Court

Brighton Marina Village, BN2 5WE

**£525,000** Leasehold

EPC Rating : C

- Beautifully refurbished, 2 bedroom apartment
- Direct inner harbour views from all main rooms
- Living room, fitted kitchen, 2 en-suite shower rooms
- Utility room, parking space 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 and David Lloyd Health Club. The marina also benefits from a large supermarket, and most importantly, the assurance of around the clock security team backed up by experienced onsite management.

Having been completely refurbished throughout to an exceptionally high standard this stunning 2 bedroom waterside apartment is located in a magical spot directly overlooking the marina's inner harbour. Upon entering the living room calming water views dominate creating a restful ambient space to relax and unwind in with added benefit of a Juliette balcony. The kitchen is beautifully equipped with quality appliances and, being partially open plan to the living room, seamlessly connects the two areas together, perfect for entertaining! Framed by the French doors, fine inner harbour views greet you in the main bedroom further enhanced with a Juliette balcony. For convenience there is a large en-suite shower room and fitted double wardrobe providing ample storage. Bedroom 2 benefits from equally fine water views, an en-suite shower room and fitted wardrobes. For added ease there is a separate utility room for laundry and household items, an allocated parking space and the lease has been extended.

## ENTRY

Communal ground floor entrance with security entry system. Lift and stairs to 2nd floor. Mail box. Communal rubbish chute. Smoke alarm. Individual door to apartment.

## ENTRANCE HALL

Security entry phone. Radiator. Power points. Telephone point. Honeywell central heating thermostat. Airing cupboard with fully insulated hot water tank, immersion heater. Decorative coved ceiling. 2 ceiling lights. Solid wood flooring.

## UTILITY ROOM

Plumbing for washing machine and space for tumble dryer. Worktop with matching upstand. Extractor fan. Electrical distribution box. Power points. Decorative coved ceiling. Ceiling light. Solid wood floor.

## KITCHEN

10' 11" x 7' 10" (3.33m x 2.39m)

Fitted kitchen with servery open to the living room. Bosch eye level oven and microwave combination oven, 4 ring induction hob with integrated extractor hood over. Integrated Bosch dishwasher, fridge and freezer. Marble effect composite worktops with matching upstands and tiled splashbacks. Stainless steel underslung sink with mixer tap and marble effect composite drainer. Power points. Recessed ceiling lights. Solid wood flooring.



### LIVING ROOM

16' 8" x 12' 10" (5.08m x 3.91m)

Northeast aspect with glazed double doors giving access onto Juliette balcony overlooking the inner harbour. Arched window with inner harbour views. 2 radiators. Power points. Satellite/TV point. Telephone points. 2 ceiling light points. Decorative coved ceiling. Solid wood floor.



### BALCONY

Northeast facing with super views across inner harbour. Painted balustrade

### BEDROOM ONE

16' 9" x 10' 11" (5.11m x 3.33m)

Glazed double doors with access onto Juliette balcony with views over the inner harbour. Large fitted double wardrobe with sliding mirrored doors. 2 radiators. TV point. Power points. 2 ceiling light points. Coved ceiling. Solid wood floor.

### BALCONY

Northeast facing with tranquil harbour views. Painted balustrade.

### EN-SUITE SHOWER ROOM

Large walk-in shower cubicle with rain shower head and further hand held attachment. wall mounted shower. Hand basin with mixer tap set on floating vanity unit. Mirror with integral lighting over. Shaver point. Low level WC. Chrome heated towel rack. Recessed ceiling lights. Extractor fan. Tiled floor.

### BEDROOM TWO

12' 7" x 8' 9" (3.84m x 2.67m)

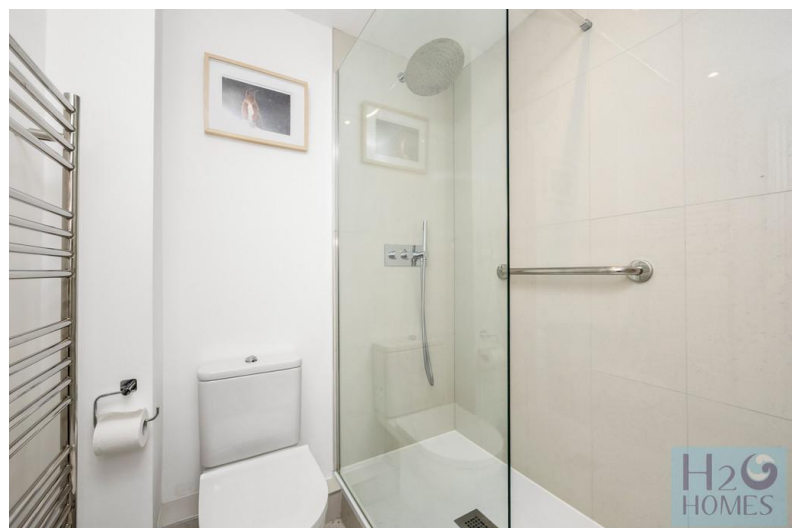
Northeast facing arched window with views over the inner harbour. Fitted wardrobes, one housing Worcester gas boiler. Radiator. Power points. Coved ceiling. Ceiling light. Solid wood floor.

### EN-SUITE SHOWER ROOM

Large walk-in shower cubicle with rain shower head and further hand held attachment. wall mounted shower. Hand basin with mixer tap set on floating vanity unit. Mirror with integral lighting over. Shaver point. Low level WC. Chrome heated towel rack. Recessed ceiling lights. Extractor fan. Tiled floor

### PARKING SPACE

Located opposite the property.



# The Strand



Approximate Gross Internal Area = 74.94 sq m / 806.64 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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>	79	79
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## SERVICE CHARGE

£4,384.13 per annum (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 are 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