



## Merton Court

Brighton Marina Village, BN2 5XY

**£345,000 Leasehold**

EPC Rating : B

- East facing, 1st floor 2 bedroom apartment
- Views towards the marina's outer harbour
- Living/dining room with balcony and fitted kitchen
- En-suite, bathroom, parking and lease extended

**H2O**  
**HOMES**



H2O  
HOMES



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 a round the clock security team backed up by experienced onsite management.

With an east facing aspect, this beautifully presented two bedroom apartment offers superb views towards the marina's outer harbour. On entry, you are welcomed by a practical deep storage cupboard and a useful airing cupboard, perfect for keeping household essentials neatly tucked away. The inviting living room takes full advantage of the wonderful outlook, with French doors opening onto the balcony – the ideal spot to enjoy your morning coffee while soaking in the harbour scenery. The main bedroom equally enjoys those fabulous views and is complemented by fitted wardrobes and a stylish en-suite shower room. The property also features a well equipped kitchen, a second double bedroom, and a family bathroom, making it a versatile home for both owners and guests. Practicality is further enhanced by an allocated courtyard parking space and the reassurance of a long lease that has been extended.

## ENTRY

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

## ENTRANCE HALL

Giving access to all rooms. Security entry phone. Smoke alarm. Storage cupboard housing electrical distribution box, gas meter, Hyperoptic enabled point and power point. Airing cupboard with slatted shelving and power point. Telephone point. Power point. Coved ceiling. 2 ceiling lights. Radiator. Wood effect vinyl floor.

## KITCHEN

10' 4" x 9' 10" (3.15m x 3m)

Fitted kitchen comprising Beko oven and Whirlpool gas hob with extractor hood over. Freestanding Zanussi fridge. Indesit washer/dryer. Stainless steel sink with mixer tap and drainer. Range of fitted cupboards and work surfaces with tiled splashbacks. Vaillant gas fired combination boiler. Radiator. Power points. West facing window. Ceiling light. Ceramic tiled floor.

## LIVING/DINING ROOM

18' 4" x 11' 8" (5.59m x 3.56m)

East facing French double doors with views towards the outer harbour. Fitted venetian blinds curtain pole and curtains. 2 radiators. Power points. Satellite/TV point. Coved ceiling. 2 ceiling lights. Central heating thermostat. Wood effect vinyl floor.



### BALCONY

East facing with fabulous views towards the outer harbour. Exterior light. Painted balustrades.



### BEDROOM ONE

18' 8" x 9' 10" (5.69m x 3m)

East facing window with views towards the outer harbour. Fitted venetian blind, curtain pole and curtains. Fitted wardrobes with over bed cupboards and matching chest of drawers. Radiator. TV point. Power points. Ceiling light. Fitted carpet.



### EN-SUITE SHOWER ROOM

White suite comprising tiled shower cubicle with integrated Mira shower and glazed door. Hand basin with mixer tap, mirror with light over. Bathroom cabinets and glass shelves. Low level WC. Chrome heated towel rail. Extractor fan. Ceiling light. Wood effect vinyl floor.

### BEDROOM TWO

11' 7" x 9' 10" (3.53m x 3m)

West facing window with venetian blind, curtain pole and curtains. Fitted double wardrobe. Radiator. Power points. Ceiling light. Fitted carpet.

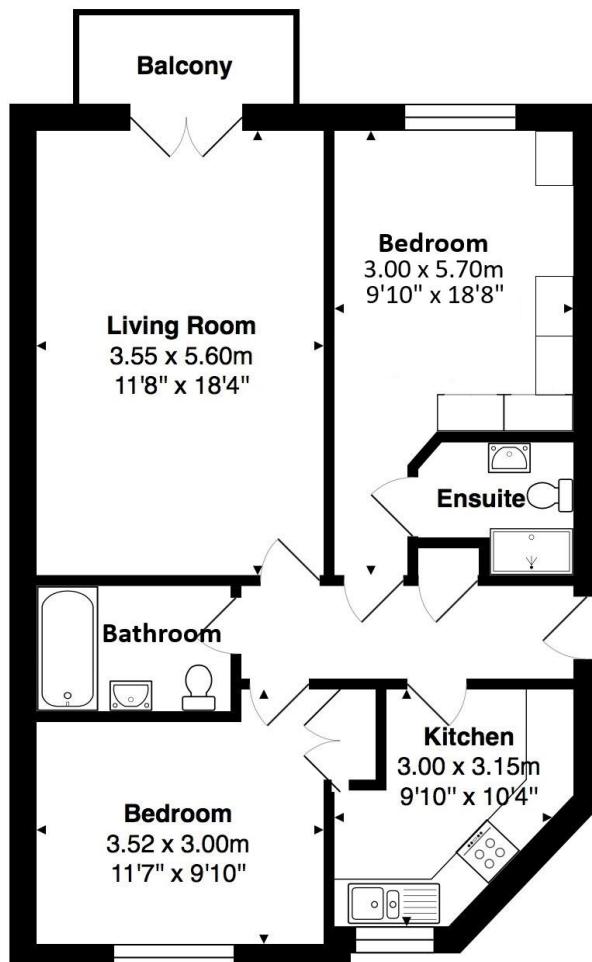
### BATHROOM

Part tiled. White suite comprising panelled bath with mixer tap and wall mounted Mira shower. Glazed shower screen. Hand basin with mixer tap. Mirrored bathroom cabinet over. Low level WC. Chrome towel rail. Extractor fan. Ceiling light. Wood effect vinyl floor.

### PARKING SPACE

Allocated within the courtyard.





### First Floor

Area: 70.4 m<sup>2</sup> ... 758 ft<sup>2</sup>

| Energy Efficiency Rating                             |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(92+) | A                       |           |
| (81-91)  | B                       |           |
| (69-80)  | C                       |           |
| (55-68)  | D                       |           |
| (39-54)  | E                       |           |
| (21-38)  | F                       |           |
| (1-20)   | G                       |           |
| Not energy efficient - higher running costs          |                         |           |
| England & Wales                                      | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM  |                         |           |

### TENURE

Leasehold – 129 years remaining

### SERVICE CHARGE

£3,338.98 (2026) per annum to include ground rent, service charge, buildings insurance and reserve fund.

### LOCAL AUTHORITY

Brighton and Hove City Council

### COUNCIL TAX BAND

Tax band E

### OFFICE

34 Waterfront, Brighton Marina Village,  
Brighton, East Sussex, BN2 5WA

Tel: 01273 688 448

brighton@h2ohomes.co.uk  
www.h2ohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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