



Starboard Court

Brighton Marina Village, BN2 5UX

£255,000 Leasehold

EPC Rating : C

- Top floor, 1 bedroom apartment in village square
- Open plan modern kitchen/living room
- Double bedroom and stylish bathroom
- Allocated parking and extended lease

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.

This nicely presented and conveniently located top floor, 1 bedroom property in the heart of the village square offers easy access to all the marina amenities. As you step inside the living room area it is bathed in natural light streaming through the west facing box window creating a bright and inviting space to relax and unwind. An archway leads to the spacious modern kitchen fully equipped with all you need with ample storage. The bedroom is a comfortable retreat offering a peaceful haven for a restful night's sleep and completing the property is a stylish bathroom. There is an allocated parking space and the lease has been extended.

ENTRY

Communal ground floor entrance with security entry phone. Stairs to second floor and individual door to apartment.

ENTRANCE HALL

Security entry phone. Storage cupboard with shelf and housing electrical distribution box. Airing cupboard with slatted shelves and hot water tank. Telephone point and Hypertoptic enabled points. Power points. Smoke alarm. Coved ceiling. Inset ceiling light. Fitted carpet.

OPEN PLAN KITCHEN/LIVING AREA

19' 4" x 12' 5" (5.89m x 3.78m)

Fitted kitchen comprising Cato electric oven with electric hob and chimney style extractor hood over. Freestanding Beko appliances including washing machine, under counter fridge and freezer. Stainless steel sink with mixer tap and drainer. Range of fitted wall and base units. Worktops with tiled splashbacks. Power points. Ceiling light. Extractor fan. Ceramic tiled floor. Living area: West facing box window with curtain pole and curtains. TV/Satellite point. Wall mounted heater. Telephone point. Power points. Decorative coved ceiling. Recessed ceiling lights. Fitted carpet.



BEDROOM

11' 7" x 9' 6" (3.53m x 2.9m)

West facing arched window with curtain pole and curtains. Fitted storage cupboard. TV point. Wall mounted heater. Decorative coved ceiling. Ceiling light. Fitted carpet.

BATHROOM

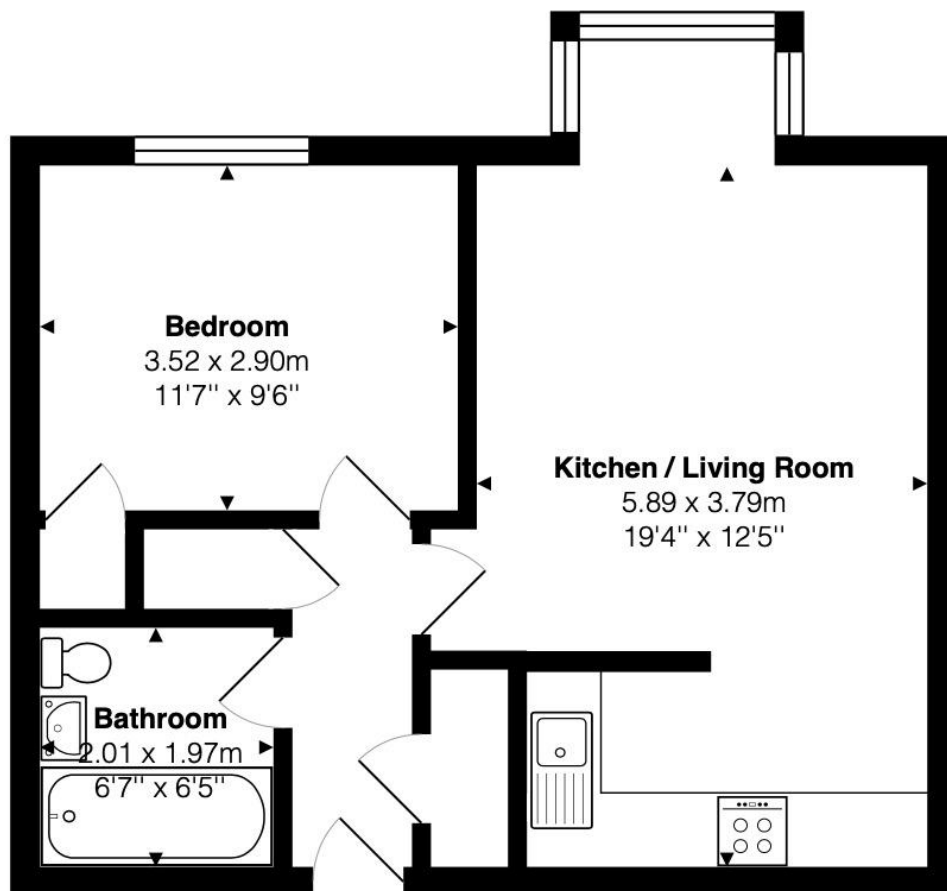
6' 7" x 6' 5" (2.01m x 1.96m)

Fully tiled. White suite comprising panelled bath with mixer tap and wall mounted Triton shower over. Glazed shower screen. Hand basin with mixer tap and wall mounted mirror over. Low level WC with concealed cistern. Chrome heated towel rack. Extractor fan. Ceiling light. Ceramic tiled floor.

PARKING SPACE

Allocated space adjacent to the block.





Second Floor

Area: 45.8 m² ... 493 ft²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TENURE

Leasehold – 129 years remaining.

SERVICE CHARGE

£2,530.09 (2026) to include ground rent, service charge, buildings insurance and reserve fund.

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 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