



Sovereign Court

Brighton Marina Village, BN2 5SJ

£335,000 Leasehold

EPC Rating : C

- Beautifully presented, 1st floor, 2 bedroom apartment
- West facing living room, balcony and views towards outer harbour
- Kitchen, en-suite shower room and bathroom
- Allocated parking space 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 hour supermarket, and most importantly the assurance of around the clock security team backed up by experienced onsite management.

Presented in excellent condition and enjoying a favoured West facing aspect, this first floor 2 bedroom apartment offers a warm and welcoming feel from the moment you step inside. The refurbished kitchen has been finished to a high standard with a sleek, modern aesthetic, while the cosy living room benefits from plenty of natural light and direct access to a West facing balcony with views towards the outer harbour, a perfect for relaxing and enjoying the afternoon sun. The principal bedroom features a convenient en-suite shower room, and the second bedroom enjoys direct access to the main bathroom, offering flexibility to create a second en-suite arrangement if desired. Further benefits include an allocated parking space and an extended lease, making this an attractive and secure purchase.

ENTRY

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

ENTRANCE HALL

Security entry phone. Storage cupboard housing electrical distribution box and shelf. Telephone point. Radiator. Power point. Smoke alarm. Covered ceiling. Ceiling light. Fitted carpet.

KITCHEN

10' 7" x 5' 2" (3.23m x 1.57m)

Fully fitted kitchen comprising Beko gas hob with extractor hood over and electric Zanussi oven under. Freestanding fridge and Beko washing machine. 1½ stainless steel sink with mixer tap and drainer. Range of fitted cupboards with concealed lighting under. Worktops with tiled splashbacks. Radiator. Power points. Glowworm gas fired boiler. Central heating/hot water control panel. Power points. Ceiling light. East facing window with fitted blind. Wood laminate floor.



LIVING/DINING ROOM

19' 2" x 12' 0" (5.84m x 3.66m)

French doors giving access to balcony and views towards the outer harbour. Curtain pole and curtains. 2 radiators. Power points. TV/Satellite point. Telephone point. Coved ceiling. 2 ceiling lights. Fitted carpet.

BALCONY

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

MAIN BEDROOM

19' 2" x 10' 1" (5.84m x 3.07m)

West facing window with views towards the outer harbour. Curtain pole and curtains. Radiator. TV point. Power points. Ceiling light. Fitted carpet.



BEDROOM TWO

12' 3" x 9' 0" (3.73m x 2.74m)

East facing window. Curtain pole and curtains. Radiator. Power points. Airing cupboard housing HW tank. Ceiling light. Fitted carpet.



BATHROOM

8' 7" x 6' 3" (2.62m x 1.91m)

Part tiled. White suite comprising panelled bath with wall mounted shower attachment and mixer tap. Hand basin with mixer tap. Mirror with striplight/shaver point over. Low level WC. Radiator. Ceiling light. Extractor fan. Ceramic tiled floor.

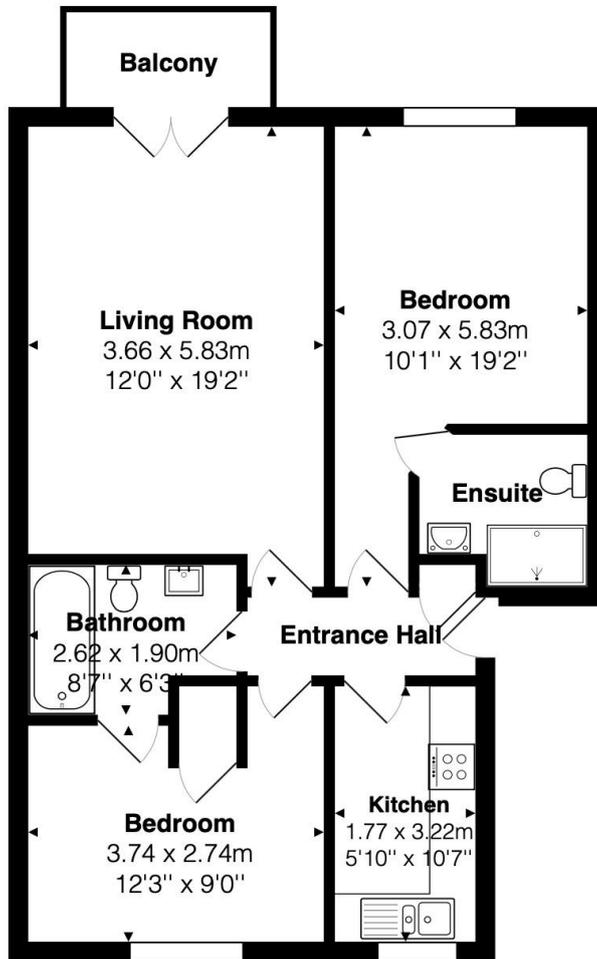
PARKING SPACE

Allocated.

EN-SUITE SHOWER ROOM

Part tiled. Shower cubicle with Aqualisa shower. Hand basin with mixer tap and tiled splashback. Mirror with striplight/shaver point over. Bathroom cabinet. Low level WC. Radiator. Extractor fan. Ceiling light. Ceramic tiled floor.





Second Floor

Area: 66.4 m² ... 715 ft²

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	78	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

TENURE

Leasehold – 128 years remaining.

SERVICE CHARGE

£3,445.50 (2026) to include ground rent, serviced charge, buildings insurance and reserve fund.

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