



Hamilton Court The Strand, Brighton Marina Village Brighton BN2 5XD

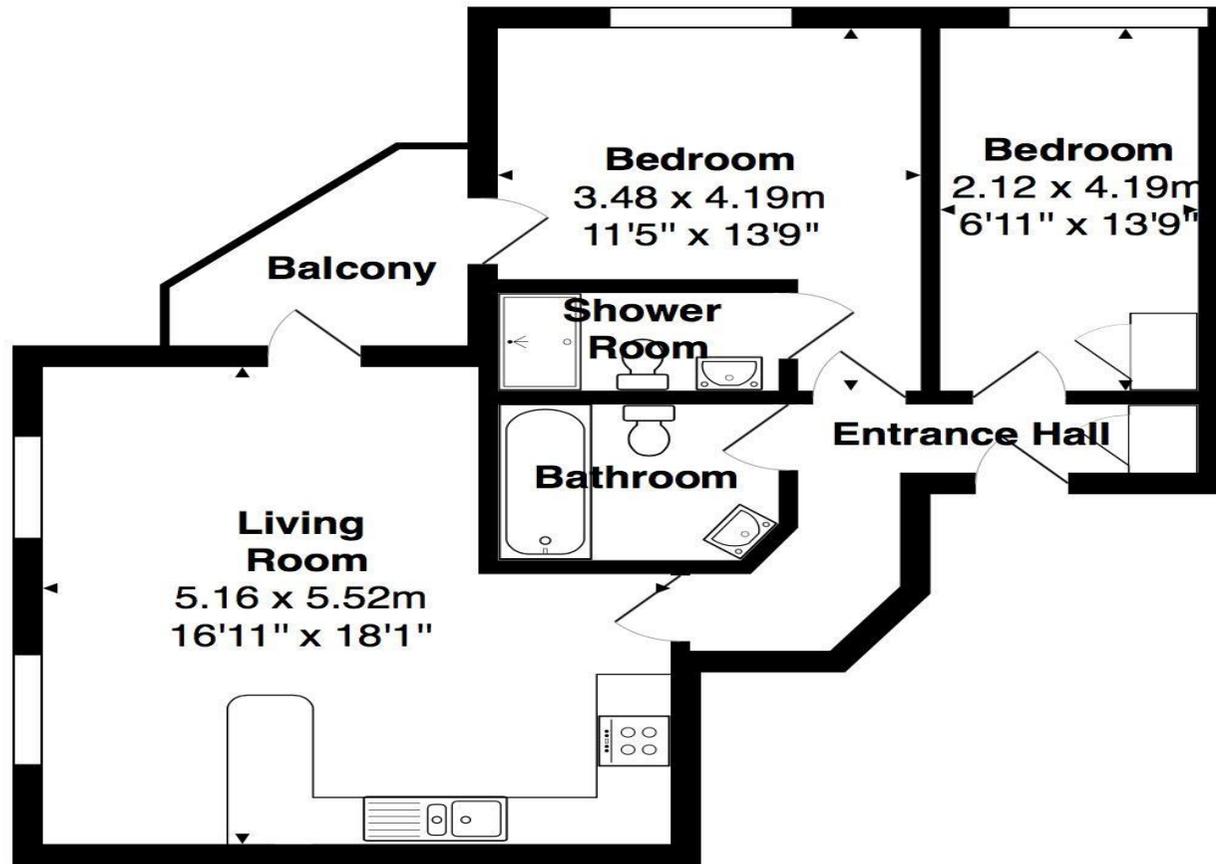
welcome to

Hamilton Court The Strand, Brighton Marina Village Brighton

A beautifully presented and exceptionally bright top-floor corner apartment in one of Brighton Marina's most desirable developments.

This spacious home offers two double bedrooms, two bathrooms including a modern en-suite, and comes with allocated private parking. Offered chain-free.





Third Floor
 Area: 60.0 m² ... 646 ft²

In the owners own words:

"It's immaculately presented, recently redecorated with new carpets in both bedrooms. It is top floor with views onto Brighton Marina Harbour south/southeast facing with sun throughout the morning and daytime. As it is a corner flat it is a unique design with dual access to the spacious terrace from both the Master Bedroom and Living room. It has a spacious loft above with easy access and floor boarded throughout".

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Hamilton Court The Strand, Brighton Marina Village Brighton

- 2 Bedroom Corner Flat
- Bathroom & En-suite
- Balcony
- Allocated Parking Space
- Chain Free

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 2400.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 174 years from 12 Mar 1980.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£280,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET108213



Property Ref:
KET108213 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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