



St Vincent's Court

Brighton Marina Village, BN2 5XJ

£375,000 Leasehold

EPC Rating : B

- Dual aspect with water views to the East and West
- Fitted kitchen, living/dining room and West facing balcony
- 2 bedrooms with en-suites facilities
- Lease extended and parking space

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 (London Victoria 54 mins). A wealth of waterfront cafés, restaurants and year-round events creates a buzzing vibe, while other leisure facilities include a multi screen Cinema, Bowlplex, Casino and David Lloyd Health Club. The marina also benefits from a large 24 hour supermarket, and most importantly the assurance of a round the clock security team backed up by experienced onsite management.

With a wonderful dual aspect overlooking the inner harbour and coastline to the East and peaceful inner harbour to the West, this delightful 2 bedroom property offers a unique opportunity to enjoy a lifestyle by the water. Upon entering the living/dining room the sight of the inner waters ahead instantly soothes the soul and with access to the West facing balcony it's just the spot to sit and watch the sun go down. Likewise the main bedroom shares these wonderful views and is furnished with a fitted double wardrobe and the added convenience of an en-suite shower room. The second bedroom is happily not overlooked and enjoys Easterly views over the inner harbour and towards the coastline and has access to the main bathroom too. Onto the kitchen that is fully fitted and well equipped with equally good views over the inner harbour and coastline. There is an allocated space within the courtyard and the lease has been extended.

ENTRY

Communal ground floor entrance with security entry system. Stairs to 2nd floor. Individual door to apartment.

ENTRANCE HALL

Security entry phone. Cloaks cupboard housing electrical distribution box and power point. Smoke alarm. Telephone point. Radiator. Power point. Coved ceiling. Ceiling light. Wood flooring.

KITCHEN

10' 9" x 6' 4" (3.28m x 1.93m)

East facing window with coastline and inner harbour views. Fitted kitchen comprising Whirlpool gas hob with Beko electric fan oven and Elica extractor hood over. LG washing machine. Freestanding Amica fridge/freezer. Range of fitted cupboards with under unit lighting. Worktops with tiled splashbacks. White 1½ sink with mixer tap and single drainer. Power points. Gas fired Glowworm combination boiler. Radiator. Ceiling light. Ceramic tiled floor.

LIVING/DINING ROOM

16' 4" x 11' 10" (4.98m x 3.61m)

Double glazed doors with beautiful water views to West facing balcony. Curtain pole and curtains. Contemporary electric wall mounted fire. 2 radiators. Sky/TV point. Telephone point. Power points. Coved ceiling. 2 wall lights and 2 ceiling lights. Wood flooring.



BALCONY

West facing, decked with integral lighting and direct views over the inner harbour. Exterior light.

MASTER BEDROOM

17' 7" max x 10' 1" max (5.36m x 3.07m)

West facing window with views over inner harbour. Curtain pole and curtains. Double fitted wardrobe with sliding doors. Radiator. TV point. Telephone point. Power points. 2 ceiling lights. Fitted carpet.

ENSUITE SHOWER ROOM

White suite comprising wash basin with mixer tap. Mirror over with integral light over. Shower cubicle with glazed door. Low level WC. Mirrored bathroom cabinet. Radiator. Ceiling light. Extractor fan. Ceramic tiled floor.

BEDROOM TWO

11' 10" x 8' 2" (3.61m x 2.49m)

East facing window with coastline and inner harbour views. Curtain pole, roller blind and curtains. Cupboard with slatted shelving. Radiator. Power points. Coved ceiling. Ceiling light. Fitted carpet. Door to bathroom.



BATHROOM

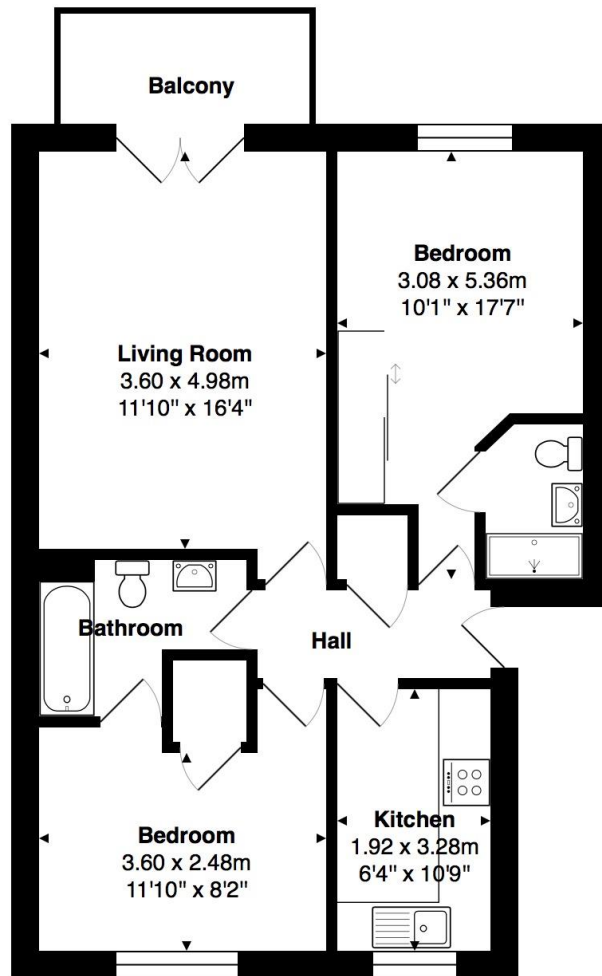
Part tiled. White suite comprising bath with mixer unit and wall mounted shower. Glazed shower screen, pole and shower curtain. Hand basin with mixer tap. Mirror with integral lighting over. Low level WC. Mirrored bathroom cabinet. Radiator. Ceiling light. Extractor fan. Ceramic tiled floor.



PARKING SPACE

Allocated within the courtyard.





Second Floor
Area: 62.9 m² ... 677 ft²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(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 – 131 years remaining.

SERVICE CHARGE

£3,335.00 per annum (2024) to include the ground rent, maintenance, buildings insurance and reserve fund.

LOCAL AUTHORITY

Brighton & 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 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