



## Merton Court

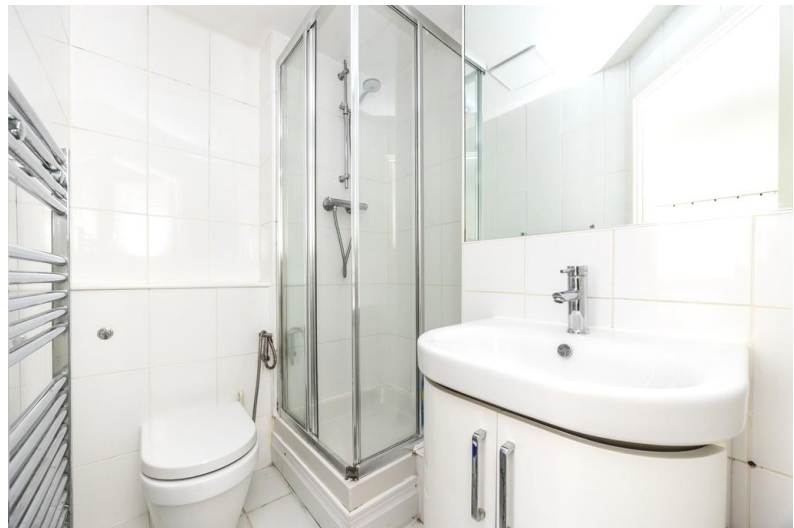
Brighton Marina Village, BN2 5XZ

**£345,000** Leasehold

EPC Rating : C

- West facing with views towards both harbours
- Living/dining room and West facing balcony
- 2 bedrooms and 2 en-suites
- Fitted kitchen, allocated parking space

**H<sub>2</sub>O**  
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 supermarket, and most importantly the assurance of a round the clock security team backed up by experienced onsite management.

This 2 bedroom apartment enjoys a West facing aspect with views towards both the inner and outer harbours from the West facing balcony. Well presented throughout the living/dining room feels spacious, light and airy and leads onto the balcony to take in those harbour views. The kitchen is well equipped and both double bedrooms benefit from en-suite facilities. There is a parking space allocated within the courtyard.

#### ENTRY

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

#### ENTRANCE HALL

Security entry phone. Cloaks cupboard housing electricity distribution box, gas meter and shelf. Smoke alarm. Radiator. Ceiling light. Coved ceiling. Telephone point. Power point. Wood laminate floor.

#### KITCHEN

10' 9" x 6' 1" (3.28m x 1.85m)

Fitted kitchen comprising stainless steel Hotpoint electric oven and 4 ring gas hob with glass splashback. Stainless steel extractor hood over. Hotpoint washer/dryer. Freestanding Kenwood fridge/freezer. Slimline Bush dishwasher. Stainless steel sink unit with mixer tap and single drainer. Range of fitted cupboards over and under. Worktops and Power points. Vaillant gas fired combination boiler. East facing window overlooking courtyard. Ceiling light. Wood laminate floor.

#### LIVING ROOM

19' 1" x 12' 2" (5.82m x 3.71m)

Power points. Satellite/TV point. Telephone point. 2 radiators. Curtain pole and curtains. Central heating thermostat control. Coved ceiling. Ceiling light. Wood laminate floor. Glazed double doors giving access to balcony.



## BALCONY

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



## MASTER BEDROOM

19' 1 max" x 10' 1" (5.82m x 3.07m)

West facing window with views towards the inner and outer harbours. Wood venetian blind. Telephone and TV points. Power points. Coved ceiling. Recessed ceiling lights. Fitted carpet.



## ENSUITE SHOWER ROOM

Fully tiled. Shower cubicle with chrome shower. White suite comprising contemporary wash hand basin with mixer tap set on vanity cupboards. Large wall mounted mirror over. Low level WC with concealed cistern. Chrome heated towel rack. Extractor fan. Ceiling light. Ceramic tiled floor.

## BEDROOM TWO

12' 2" x 10' 6" max (3.71m x 3.2m)

East facing window with views over courtyard. Wood venetian blind. Radiator. Power points. Ceiling light. Airing cupboard housing fully insulated hot water tank with immersion heater with slatted shelf. Fitted carpet.

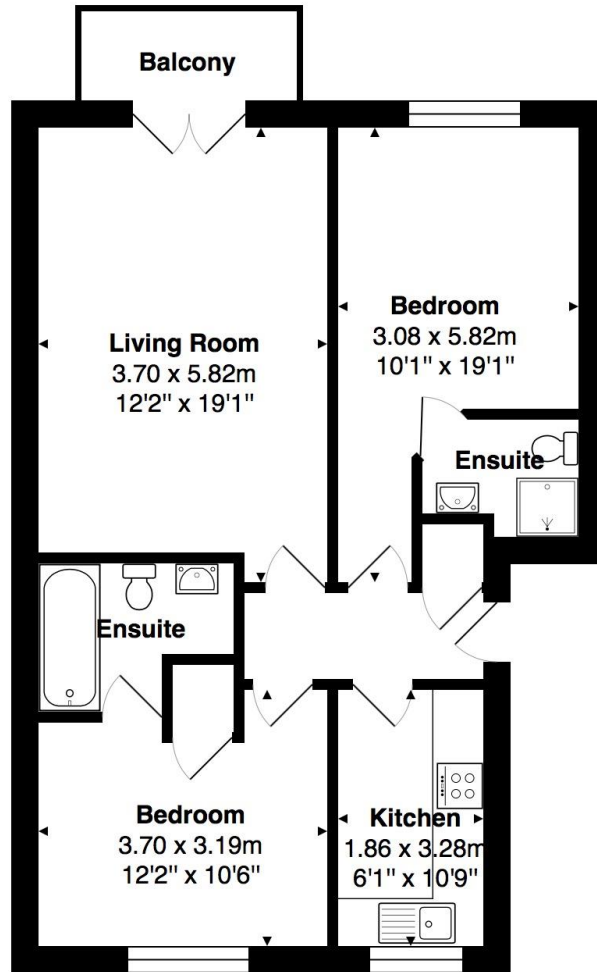
## ENSUITE BATHROOM

Fully tiled. White bathroom suite comprising panelled bath with wall mounted shower and mixer tap. Low level WC. Pedestal wash hand basin with mixer tap. Large wall mounted mirror over. Chrome heated towel rack. Radiator. Ceiling light. Extractor fan. Ceramic tiled floor.

## PARKING SPACE

Allocated within the courtyard.





**Second Floor**  
Area: 66.1 m<sup>2</sup> ... 712 ft<sup>2</sup>

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

**SERVICE CHARGE**

£3,247.15 (2024) to include ground rent, service charge, buildings insurance and reserve fund.

**TENURE**

Leasehold – 82 years remaining.

**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