



H2O
HOMES

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EASTERN CONCOURSE, BRIGHTON MARINA
VILLAGE, BN2 5UQ
£90,000



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Pedestrian entry is via the main access point to the Marina floating East jetty where the property is located on the upper concourse.

ENTRY

Entry through security gate to the upper walkway. Individual double glazed door to holiday home.

ENTRANCE HALL

Giving access to shower room and kitchen/living area. Timber turning staircase to mezzanine bedroom. Ceiling light. White wood effect vinyl floor.

OPEN PLAN KITCHEN/LIVING AREA

21' 1" max x 9' 0" (6.43m x 2.74m)

KITCHEN: Galley style with range of fitted cupboards. 4 ring Beko ceramic hob with stainless steel oven under. Integrated fridge and Indesit washer/dryer. Stainless steel sink with mixer tap and drainer. Worktops with tiled splashbacks. Power points. White wood effect vinyl floor.

LIVING AREA : West facing with superb harbour views. Power points. TV and telephone points. Ceiling light. Double glazed doors to balcony. Vertical blinds. White wood effect vinyl floor.

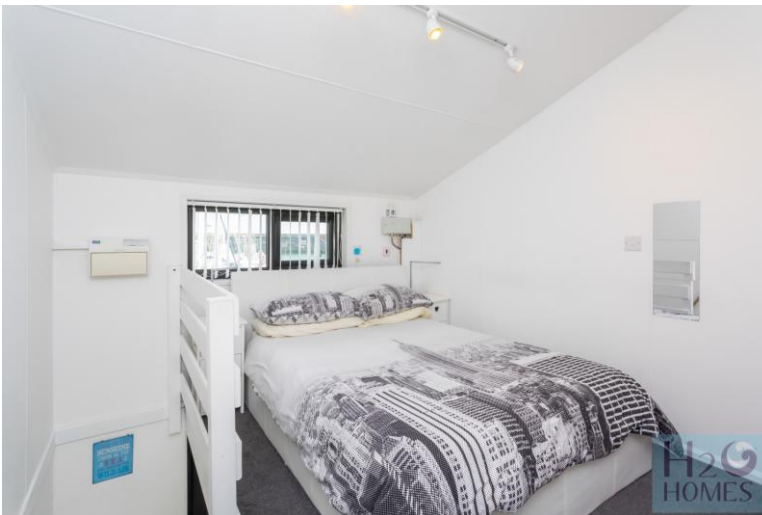


BALCONY

Decked and West facing with views directly over the water and running the width of the property. Railings to edge. Exterior light.

SHOWER ROOM

Fully tiled. East facing window with frosted glass. Shower cubicle with Mira electric shower. Wash hand basin with mixer tap inset into vanity unit. Mirror with striplight/shaver point over. Heated chrome towel rack. Low level WC with concealed cistern. Ceiling light. Vinyl floor.



BEDROOM

9' 5" x 9' 0" (2.87m x 2.74m) East facing window giving views directly over the outer harbour. Vertical blind. Electric heater. Water heater. Power points. Ceiling light. Fuse box. Fitted carpet.

SERVICE CHARGE

£1,389.17 per annum.

LEASE

Lease expires in 2035.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	72
	47
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
	57
	58
England, Scotland & Wales	
EU Directive 2002/91/EC	