



H2O  
HOMES

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EASTERN CONCOURSE, BRIGHTON MARINA  
VILLAGE, BN2 5UQ  
**£99,000**



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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.

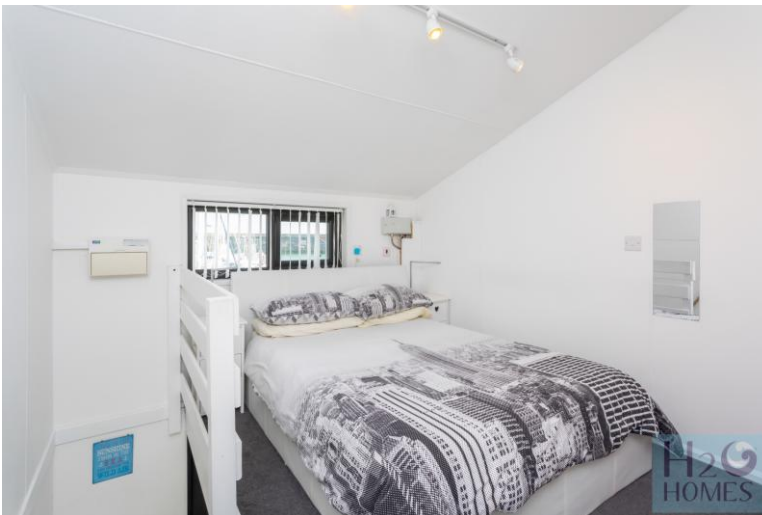


### BALCONY

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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(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	
	72
	47
England, Scotland & Wales	
EU Directive 2002/91/EC	

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