



## Britannia Court

Brighton Marina Village, BN2 5SE

**£390,000** Leasehold

EPC Rating : C

- Immaculately presented 2 double bedroom apartment
- Direct outer harbour views from living room and master bedroom
- Fitted kitchen, en-suite shower room and bathroom
- Parking space within the courtyard

**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. The exciting new residential and leisure development currently under way is further enhancing the Marina and it's well established reputation as a very attractive and sought after location to live, work and play.

If you would like to wake up to watching the boats bobbing up and down on the water then this immaculately presented 2 bedroom, 1st floor apartment is not to be missed! The South facing living/dining room enjoys direct outer harbour views with access to the Southeast facing balcony as does the master bedroom which also has a comprehensive range of fitted furniture and convenient en-suite shower room. There is a further double bedroom, bathroom and fully fitted kitchen. The property benefits from an allocated parking space within the courtyard.

#### ENTRY

Communal ground floor entrance with security entry system. Stairs to 1st floor and individual door to apartment.

#### ENTRANCE HALL

Security entry phone. Smoke alarm. Telephone point. Cloaks cupboard with shelving. Electrical distribution box. Coved ceiling. Two ceiling light points. Radiator. Fitted carpet.

#### KITCHEN

7' 10" x 6' 11" (2.39m x 2.11m)

Window with views through to outer harbour. Whirlpool electric oven with gas hob and extractor hood over. Whirlpool fridge, dishwasher and washer/dryer. Stainless steel sink with mixer tap and drainer. Range of wall and base units with concealed lighting. Potterton gas fired combi boiler. Worktops with tiled splashbacks. Large storage cupboard. Radiator. Power points. Ceiling light. Ceramic tiled floor.

#### LIVING/DINING ROOM

19' 5" max x 14' 6" max (5.92m x 4.42m)

Two South facing windows with newly replaced glass panels and views directly over the outer harbour. Venetian blinds. Two radiators. Satellite/TV point. Telephone point. Power points. Coved ceiling and two ceiling lights. Fitted carpet. Glazed door with newly replaced glass panel giving access to balcony.

#### BALCONY

Southeast facing with lovely views over the outer harbour. Painted balustrade. Exterior light.



## MASTER BEDROOM

13' 6" max x 11' 6" max (4.11m x 3.51m)

East facing window with views towards the outer harbour. Venetian blind and curtain. Range of fitted wardrobes with matching chest of drawers, tall boy and bedside cabinets. Radiator. TV and telephone points. Power points. Ceiling light. Fitted carpet. Glazed door with direct views over the outer harbour giving access to Southeast facing balcony.

## ENSUITE SHOWER ROOM

White suite comprising pedestal wash hand basin with mixer tap and striplight/shaver point over. Tiled shower cubicle with glazed door. Low level WC. Radiator. Ceiling light. Extractor fan. Newly fitted Southeast facing window. Fitted carpet.



## BEDROOM TWO

13' 6" max x 7' 11" (4.11m x 2.41m)

East facing window with views towards the outer harbour. Venetian blind. Fitted double wardrobe with part mirrored doors. Radiator. Power points. Ceiling light. Fitted carpet.



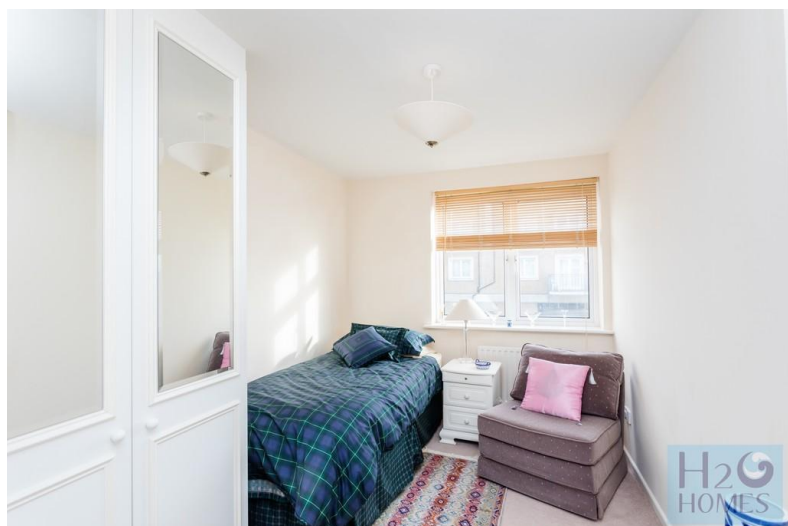
## BATHROOM

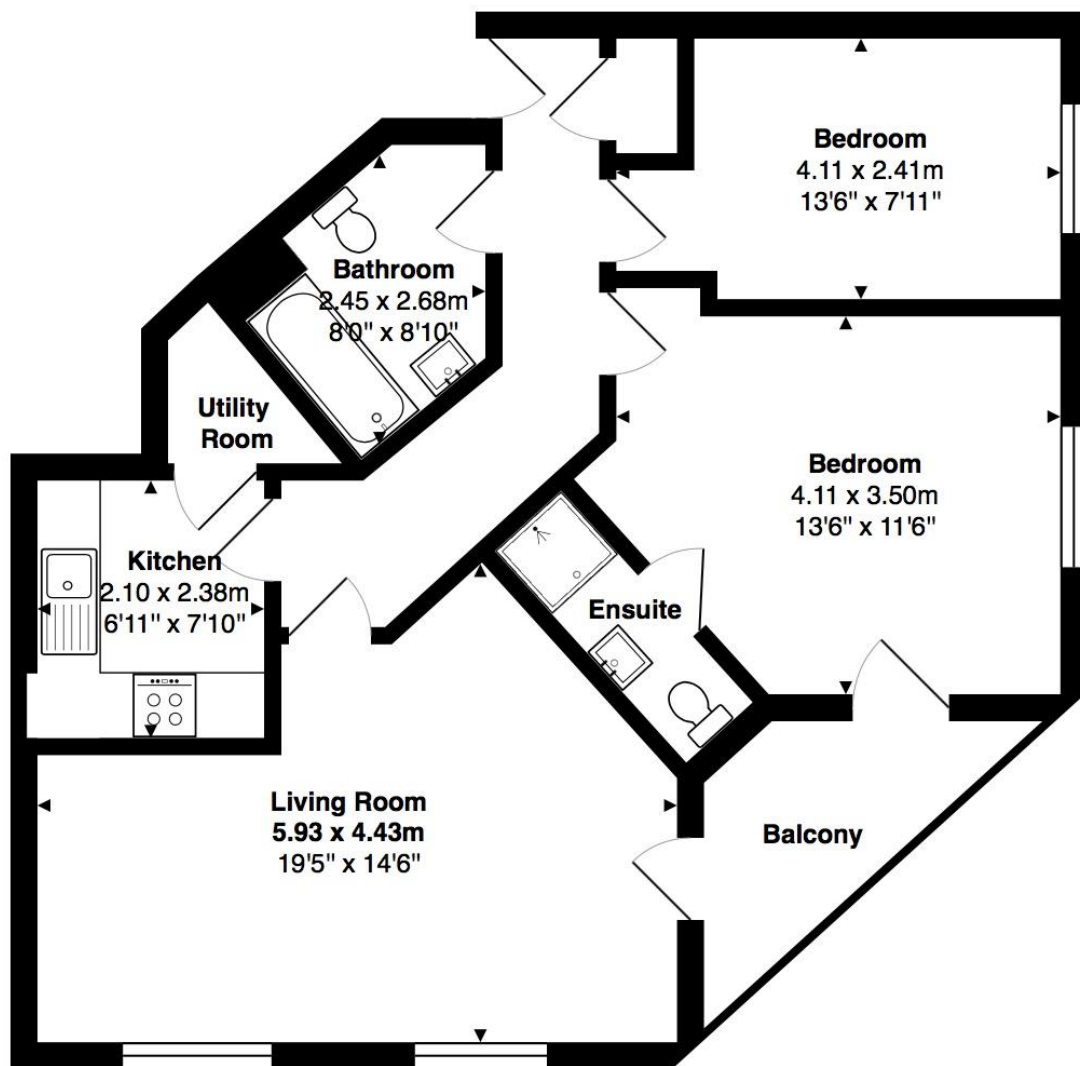
Part tiled. White suite comprising panelled bath with mixer tap and hand held shower attachment. Curtain pole and shower curtain. Pedestal wash hand basin with mixer tap and striplight/shaver point over. Low level WC. Radiator. Ceiling light. Extractor fan. Fitted carpet.



## PARKING

Allocated within the courtyard.





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>	79	80
(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			
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>	81	83
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

#### TENURE

Leasehold - 86 years remaining.

#### SERVICE CHARGE

£2,898.73 (2020) to include ground rent, service charge, 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.