



9 The Boardwalk

Brighton Marina Village, BN2 5ZD

£465,000 Leasehold

EPC Rating : B

- West facing 2 bedroom apartment
- Direct outer harbour and sea views
- Open plan kitchen/dining/living area, balcony
- En-suite shower room and bathroom

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 favoured West facing aspect and super views over the outer harbour and to sea this 2 bedroom waterside apartment enjoys a wonderful position within the Orion building that was completed in 2016. The spacious and contemporary accommodation consists of a delightful open plan kitchen/living room with West facing windows and access to the balcony. Both double bedrooms equally delight with fantastic views with the main bedroom benefitting from a large en-suite shower room and fitted wardrobes. There is a further family bathroom and secure underground parking is available with a licence.

ENTRY

Communal ground floor entrance with security entry system. Lift and stairs to 4th floor. Mail box. Individual door to apartment.

ENTRANCE HALL

Security entry phone. Radiator. Smoke alarm. Power points. Lit utility cupboard housing, AEG washer/dryer, electrical distribution board, venting system, electric meter, heat interface unit, power points, Hyperotic and BT points. 2 ceiling lights. Wood floor.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

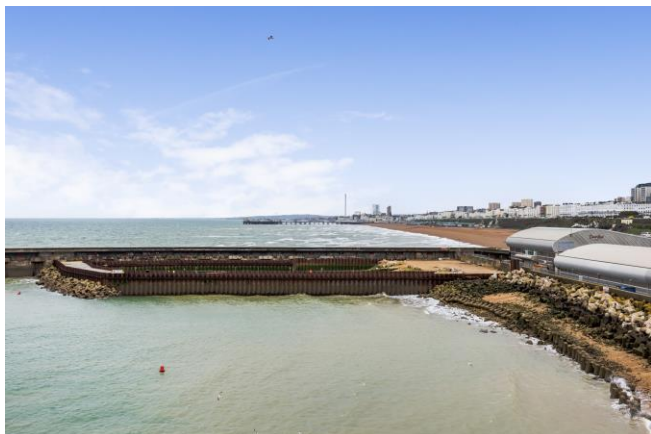
28' 5" x 15' 0" (8.66m x 4.57m)

Kitchen : Range of Paula Rosa wall and base units. AEG appliances including stainless steel oven, ceramic hob and concealed extractor hood over. Integrated under counter fridge, freezer and dishwasher. Stainless steel sink with mixer tap and drainer. Worktops with matching upstands. Power points. Recessed ceiling lights. Wood floor.

Living/dining area : West facing windows with fine views over the outer harbour and to sea. Door to balcony. Fitted pleated blinds. Thermostat. Radiator. Power points. Satellite/TV point. Telephone points. Recessed ceiling lights. Wood floor.

BALCONY

West facing with views across outer harbour and to sea. Glass balustrade. Exterior light.



BEDROOM ONE

18' 3" x 9' 3" (5.56m x 2.82m)

West facing windows with direct views over the outer harbour and to sea. Fitted pleated blinds. Double fitted wardrobe with sliding mirrored doors and further storage cupboard. Radiator. Thermostat. Satellite/TV point. Power points. 2 ceiling lights. Fitted carpet.



EN-SUITE SHOWER ROOM

7' 4" x 5' 6" (2.24m x 1.68m)

Part tiled. Contemporary suite comprising large double shower cubicle with wall mounted chrome shower. Hand basin with mixer tap. Large wall mirror and striplight/shaver point. Low-level WC with concealed cistern. Heated chrome towel rack. Recessed ceiling lights. Ceramic tiled floor.

BEDROOM TWO

12' 3" x 9' 5" (3.73m x 2.87m)

West facing windows with direct views over the outer harbour and to sea. Fitted pleated blinds. Power points. Coved ceiling. Ceiling light. Fitted carpet.

BATHROOM

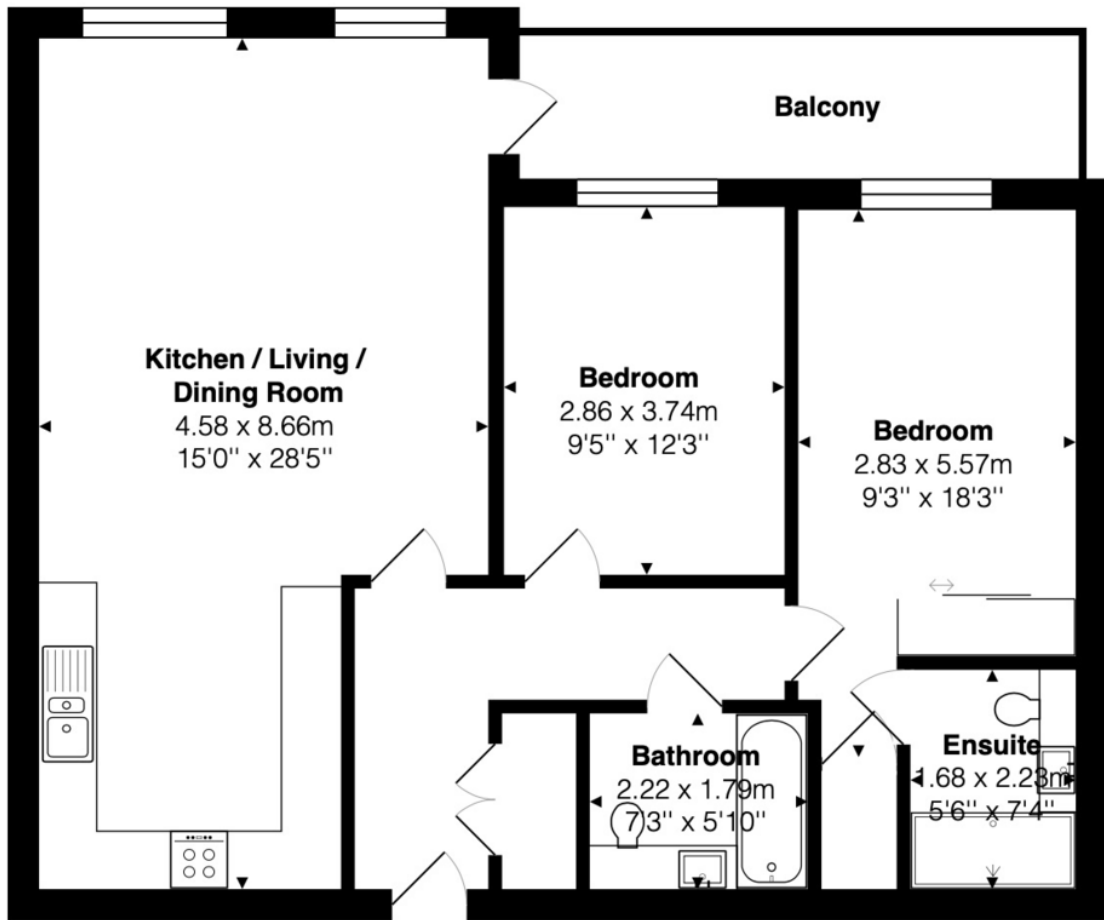
7' 3" x 5' 10" (2.21m x 1.78m)

Part tiled. Contemporary suite comprising panelled bath with mixer taps and wall mounted chrome shower over. Glazed shower screen. Hand basin with mixer tap. Large wall mirror and striplight/shaver point. Low level WC with concealed cistern. Chrome heated towel rack. Recessed ceiling lights. Ceramic tiled floor.

PARKING SPACE

Secure underground parking available with a car park licence. £654.00 per annum (2023).





Fourth Floor

Area: 81.1 m² ... 873 ft²

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

SERVICE CHARGE

£4,628.95 per annum (2024) to include ground rent, service charge, insurance and reserve fund.

TENURE

Leasehold – 132 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