



St Vincent's Court

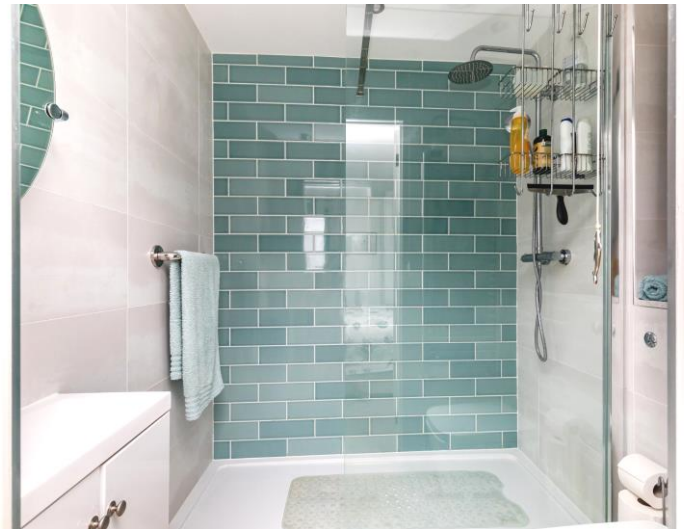
Brighton Marina Village, BN2 5XJ

O.I.R.O **£400,000** Leasehold

EPC Rating : B

- Sought after immaculate West facing 2 bedroom apartment
- Fantastic direct inner harbour views
- Open plan kitchen/living room with West facing balcony
- En-suite, bathroom, parking, lease extended

H₂O
HOMES



Welcome to this gorgeous 2 bedroom, 1st floor apartment meticulously maintained and presented in immaculate order! Situated in a highly sought after location, this stunning property offers direct West facing water views overlooking the peaceful inner harbour. The modern open plan kitchen/living room is the perfect spot for entertaining with the kitchen boasting a seamless design with integrated appliances while the living area offers a dual aspect and access onto the private West facing balcony with stunning views across the water. Wake up to the calming sight of the harbour waters from the perfectly positioned main bedroom with the added benefit of an array of fitted furniture and en-suite shower room. The second bedroom also boasts direct water views offering a unique and tranquil ambiance, complete with fitted furniture this room presents an ideal space for guests or a home office. There is a well appointed bathroom and the apartment comes with an allocated parking space and the lease has been extended.

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 housing electrical distribution box and shelving. Airing cupboard with shelving. Radiator with decorative cover. Coved ceiling. Ceiling light. Fitted carpet.

OPEN PLAN KITCHEN/LIVING ROOM

21' 8" x 12' 1" (6.6m x 3.68m)

Kitchen: Fully fitted with a range of integrated appliances comprising Neff gas hob and concealed extractor hood over and eye level electric double ovens. Hotpoint washing machine and Bosch fridge/freezer. Rangemaster dishwasher. Range of wall and base cupboards with concealed lighting. Worktops with mosaic tiled splashbacks. 1½ sink with mixer tap and drainer. Worcester gas fired combi boiler. Power points. Coved ceiling. Recessed ceiling lights. Window with views towards the inner channel. Roller blind. Ceramic tiled floor.

Living area: Dual aspect with wonderful views over the inner harbour. Radiator. Power points. Satellite/TV point. Telephone point. Coved ceiling and 2 ceiling lights. Central heating thermostat control. Window with fitted shutters and views towards the inner channel. Fitted carpet. West facing glazed double doors with fitted shutters and giving access to balcony.



BALCONY

West facing offering fabulous direct views over the peaceful inner harbour. Painted balustrade. Exterior light.



BEDROOM ONE

11' 11" x 9' 11" (3.63m x 3.02m)

West facing window giving views over the inner harbour. Vertical blind. Fitted wardrobes with and over bed cupboards and matching chest of drawers units. Power points. Ceiling light. Radiator. Fitted carpet.

EN-SUITE SHOWER ROOM

6' 6" x 5' 6" (1.98m x 1.68m)

Fully tiled. White suite comprising walk-in double shower with rain shower head and further wall mounted shower unit. Glazed shower screen. Wash hand basin with mixer tap set on vanity unit and wall mounted mirror over. Further mirrored bathroom cabinet. Low level WC with concealed cistern. Heated chrome towel rail. Extractor fan. Recessed ceiling lights. Vinyl floor.

BEDROOM TWO

10' 8" x 9' 4" (3.25m x 2.84m)

West facing window with views over the inner harbour. Vertical blind. Range of fitted wardrobes and matching chest of drawers/cupboards. Radiator. Power points. Telephone point. Ceiling light. Fitted carpet

BATHROOM

6' 10" x 5' 8" (2.08m x 1.73m)

Part tiled. White suite comprising panelled bath with mixer tap and wall mounted held shower. Glazed shower screen. Hand basin with mixer tap set on vanity unit. Mirrored bathroom cabinet over. Low level WC. Heated towel rail. Recessed ceiling lights. Extractor fan. Vinyl floor.

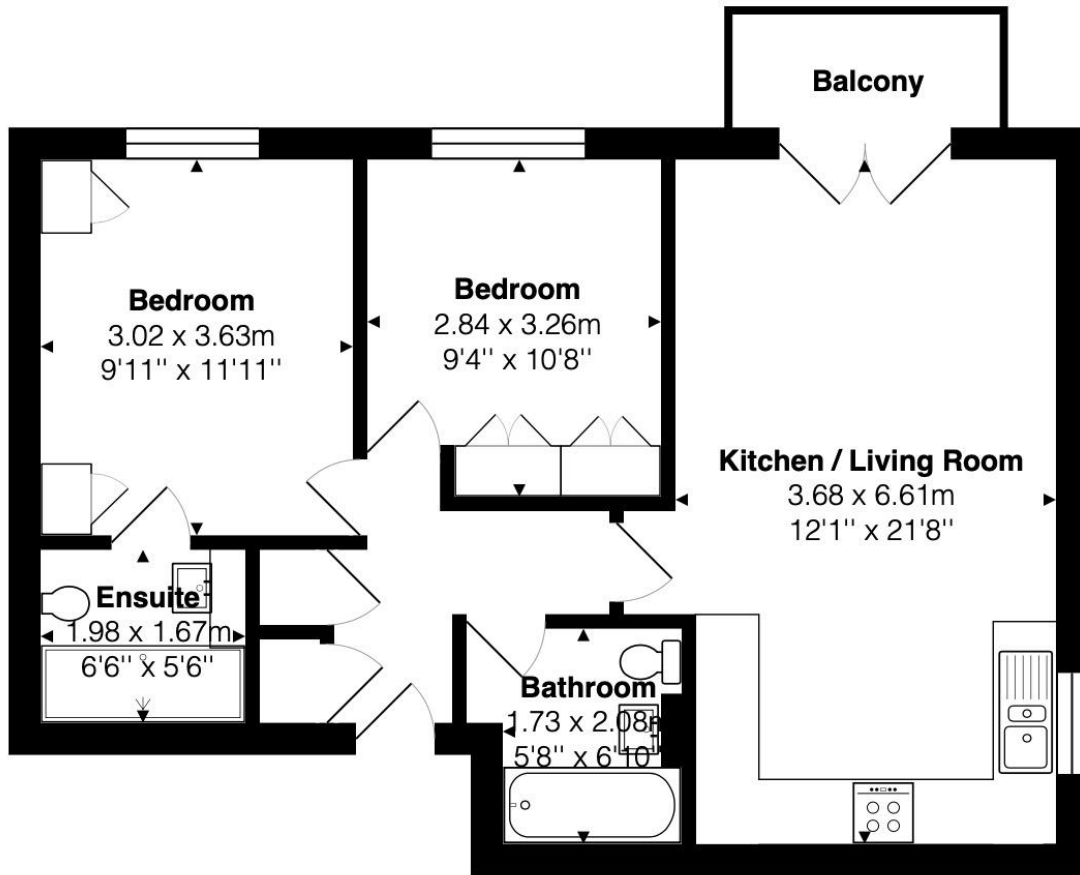
PARKING SPACE

Allocated adjacent to the block.

BRIGHTON MARINA

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.





First Floor

Area: 59.7 m² ... 643 ft²

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

TENURE

Leasehold – 132 years remaining.

SERVICE CHARGE

£3,365.58 (2024) to include ground rent, service charge, buildings insurance and reserve fund.

COUNCIL TAX BAND

Tax band D

LOCAL AUTHORITY

Brighton & Hove City Council

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 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