



Sovereign Court

Brighton Marina Village, BN2 5SH

£265,000 Leasehold

EPC Rating : C

- East facing, ground floor 1 bedroom apartment
- Living/dining room with access to patio
- Fitted kitchen and updated bathroom
- Parking space and lease extended

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 supermarket, and most importantly the assurance of a round the clock security team backed up by experienced onsite management.

This well presented 1 bedroom apartment enjoys a sunny East facing aspect with a lovely patio garden, just the spot to start the day with a morning cuppa! Upon entry to the hallway there is a useful deep cupboard to store all your everyday items out of the way and the fitted kitchen is well equipped with all the appliances included. The living/dining room is a warm and inviting space and is bathed in natural light and enjoys access to the patio garden. Onto the double bedroom, with its charming arched window is a peaceful haven to relax and unwind after long day and, last but not least, there is an updated full bathroom. The property comes with an allocated parking space, lease extension and is offered to the market chain free.

ENTRY

Communal ground floor entrance with security entry system. Individual door to apartment.

ENTRANCE HALL

Security entryphone. Deep airing cupboard with slatted shelf. Electrical distribution box. Radiator. Telephone point and Hyperoptic point. Power point. Coved ceiling. 2 ceiling lights. Wood laminate floor.



KITCHEN

8' 1" x 8' 0" (2.46m x 2.44m)

Fully fitted kitchen comprising Simfer electric oven, Whirlpool gas hob with Zanussi extractor hood over. Beko washer/dryer. Lec Fridge. Stainless steel 1½ sink unit. Arched internal window. Fitted cupboards and work surfaces with tiled splashbacks. Under unit lighting. Power points. Radiator. Ceiling light. Vinyl floor.

LIVING/DINING ROOM

17' 0" x 15' 8" (5.18m x 4.78m)

Glazed double doors to East facing patio. Curtain pole and net. Further Northeast facing window with fitted roller blind. 2 radiators. Power points. TV point. Telephone point. Central heating thermostat control. Coved ceiling. 2 ceiling lights. Fitted carpet.



PATIO GARDEN

East facing paved patio garden with pebble boarders. Exterior light.



BEDROOM

10' 1" x 10' 0" (3.07m x 3.05m)

Good sized double bedroom with arched East facing window overlooking patio. Curtain pole and net. Radiator. TV point. Power points. Coved ceiling. Ceiling light. Fitted carpet.

BATHROOM

7' 3" x 6' 6" (2.21m x 1.98m)

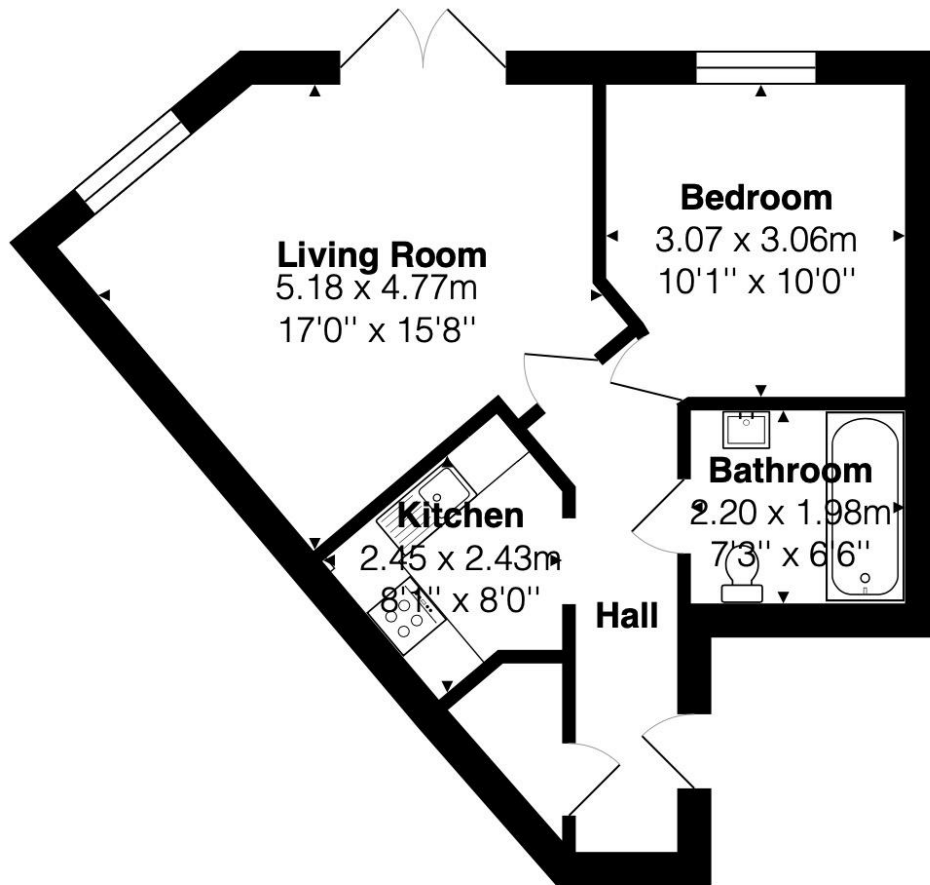
Part tiled. White suite comprising panelled bath with mixer tap and wall mounted shower. Glazed shower screen. Hand basin with mixer tap set on vanity unit. Mirror with strip light/shaver point over. Low level WC. Ceiling light. Extractor fan. Chrome heated towel rail. Wood effect vinyl floor.



PARKING SPACE

Allocated adjacent to the block.





Ground Floor

Area: 44.6 m² ... 480 ft²

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

TENURE

Leasehold – 132 years remaining.

SERVICE CHARGE

£1,893.24 (2023) to include ground rent, service charge, buildings insurance and reserve fund.

COUNCIL TAX BAND

Tax band C

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