



## Victory Mews

Brighton Marina Village, BN2 5XB

**£332,500** Leasehold

EPC Rating : C

- Dual aspect 2 bedroom apartment with tenants in situ
- Direct water views to the East, South facing balcony
- Living/dining room and fitted kitchen
- En-suite, bathroom and parking space

**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 is further enhancing the Marina and it's well established reputation as a very attractive and sought after location to live, work and play.

**ATTENTION INVESTORS!** - An opportunity has arisen to acquire a bright dual aspect, 2 bedroom apartment with tenants in situ! The property enjoys direct inner harbour views to the East and a South facing balcony from the living/dining room. Located from living/dining room is the fully fitted kitchen with oblique views towards the outer harbour. Both bedrooms benefit from fitted wardrobes and the main bedroom has access to an en-suite bathroom. There is a further bathroom and an allocated parking space within the courtyard.

#### ENTRY

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

#### ENTRANCE HALL

Security entry phone. Smoke alarm. Telephone point. Cloaks cupboard housing electrical distribution box. Airing cupboard with fully insulated HW cylinder. Ceiling light. Radiator. Fitted carpet.

#### LIVING/DINING ROOM

15' 11" x 12' 2" (4.85m x 3.71m)  
East facing window with views over the inner harbour. Fitted venetian blind. 2 radiators. Power points. Satellite TV point. Telephone point. Two ceiling lights and two wall lights. Coved ceiling. Fitted carpet. Glazed door giving access to balcony.

#### BALCONY

South facing aspect with views of the inner harbour to the East. Painted balustrade. Exterior light.

## KITCHEN

11' 2" x 5' 7" (3.4m x 1.7m)

South facing window with views towards the outer harbour. Fitted wall and base units. Ariston electric oven with Zanussi hob and Bosch extractor hood over. Beko fridge and Zanussi washing machine. Stainless steel sink with mixer tap and drainer. Gas fired boiler. Central heating/HW programmer. Power points. Ceiling light. Ceramic tiled floor.



## BEDROOM ONE

12' 1" x 9' 8" (3.68m x 2.95m)

East facing window with inner harbour view. Fitted venetian blind. Double fitted wardrobe. Telephone point. TV point. Power points. Ceiling light. Radiator. Fitted carpet.



## EN-SUITE BATHROOM

Part tiled. White suite comprising panelled bath with taps and wall mounted shower. Glazed shower screen. Hand basin with mixer taps. Mirror and strip light/shaver point over. Low level WC. Radiator. Extractor fan. Ceiling light. Vinyl floor.

## BEDROOM TWO

9' 10" x 8' 6" (3m x 2.59m)

East facing window with views over the inner harbour. Fitted venetian blind. Large double fitted wardrobe. Radiator. Power points. Ceiling light. Fitted carpet.

## BATHROOM

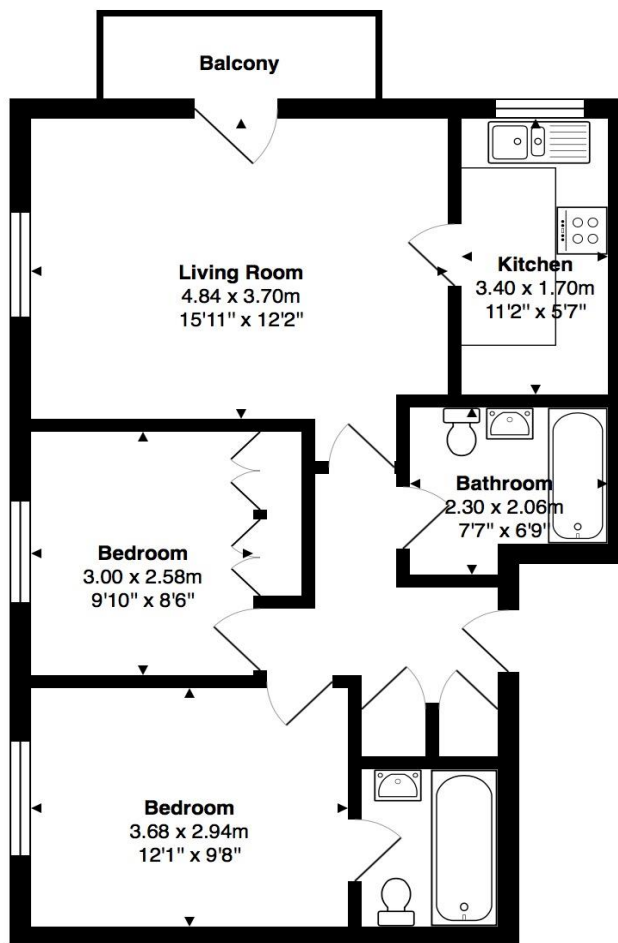
7' 7" x 6' 9" (2.31m x 2.06m)

Part tiled. White suite comprising panelled bath with mixer taps and hand held shower. Hand basin with mixer tap. Medicine cabinet and striplight/shaver point over. Low level WC. Ceiling light. Radiator. Extractor fan. Vinyl floor.

## PARKING

Allocated within the courtyard.





**First Floor**  
Area: 60.7 m<sup>2</sup> ... 653 ft<sup>2</sup>

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**SERVICE CHARGE**

£3,026.64 (2023) to include ground rent, service charge, buildings insurance and reserve fund.

**TENURE**

Leasehold – 82 years remaining.

**LOCAL AUTHORITY**

Brighton and 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