

Britannia Court

Brighton Marina Village, BN2 5SE

£345,000 Leasehold

EPC Rating : C

- 2 bedroom apartment with views towards both harbours and sea
- Living/dining room with access to balcony
- Updated kitchen, en-suite shower room and bathroom
- Parking space, lease extended, furniture by separate negotiation

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.

Presented in excellent order this top floor, 2 bedroom apartment enjoys an East facing aspect with views towards both the inner and outer harbours and to sea! In turn key condition the inviting living/dining room is light and airy with plenty of room for entertaining family and friends and has access to the East facing balcony to take in the views towards the harbours and sea. The main bedroom suite equally shares views and enjoys the privacy of an updated en-suite shower room. Onto the second bedroom that is a good size double and there is a further updated bathroom including a separate shower cubicle. The updated kitchen is contemporary in style with integrated appliances for an aesthetic finish. There is an allocated parking space adjacent to the block and furniture is available by separate negotiation.

ENTRY

Communal ground floor entrance with security entry phone system. Stairs to 3rd floor and individual door to apartment.

ENTRANCE HALL

Security entry phone. Storage cupboard housing electrical distribution box, shelf and hanging rail. Smoke alarm. Telephone point. Radiator. Power point. Coved ceiling. Ceiling light. Hatch to loft. Fitted carpet.

KITCHEN

10' 9" x 5' 1" (3.28m x 1.55m)

Fitted kitchen with appliances comprising stainless steel electric oven with ceramic hob and chimney style extractor hood over. Integrated fridge/freezer and washing machine. 1½ Stainless steel sink with drainer and mixer tap. Range of fitted cupboards with concealed lighting. Worktops with matching upstands and mosaic tiled splashbacks. Glowworm gas combi boiler. Power points. Ceiling light. Radiator. West facing window. Fitted venetian blind. Vinyl floor.

LIVING/DINING ROOM

19' 6" x 12' 2" (5.94m x 3.71m)

Glazed French doors giving access to East facing balcony. Curtain pole and curtains. Satellite/TV point. Telephone point. Power points. 2 radiators. Central heating thermostat. Coved ceiling. 2 ceiling lights. Fitted carpet.



BALCONY

East facing with views towards both the inner and outer harbours and to sea. Painted balustrade. Exterior balcony light.



BEDROOM ONE

19' 6" x 9' 11" (5.94m x 3.02m)

East facing window with views towards the inner and outer harbours and to sea. Fitted venetian blind. Radiator. TV point. Power points. 2 ceiling lights. Fitted carpet.



EN-SUITE SHOWER ROOM

6' 10" x 6' 1" (2.08m x 1.85m) Fully tiled. White suite comprising hand basin with mixer tap. Mirrored bathroom cabinet with integral light and shaver point over. Tiled shower cubicle. Low level WC. Glass shelf. Further mirrored bathroom cabinet. Chrome heated towel rail. Ceiling light. Extractor fan. Vinyl floor.

BEDROOM TWO

12' 7" x 9' 4" (3.84m x 2.84m)

West facing window overlooking courtyard. Fitted venetian blind. Airing cupboard with slatted shelves and hanging rails. Radiator. Power points. Ceiling light. Fitted carpet.

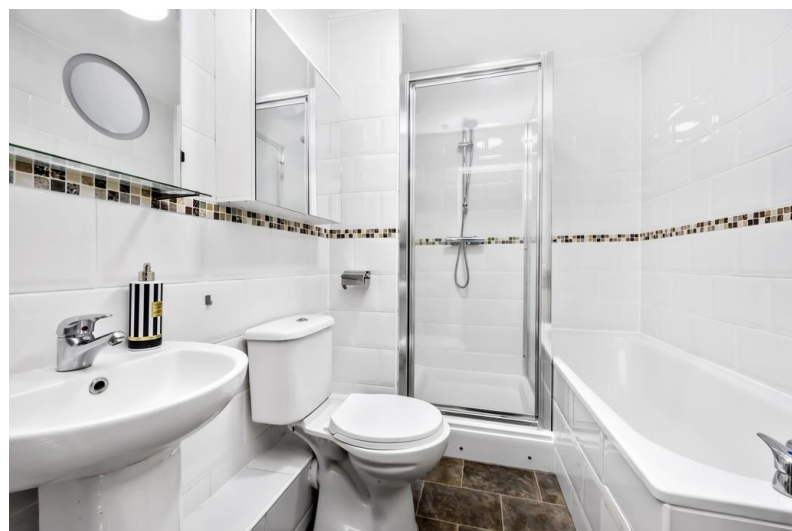
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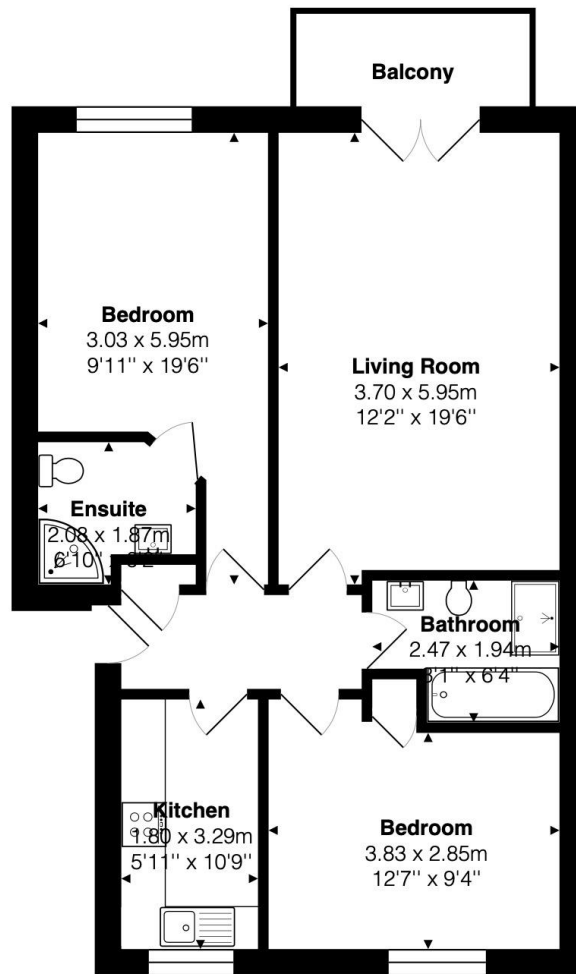
8' 1" x 6' 4" (2.46m x 1.93m)

Part tiled. White suite comprising panelled bath with mixer tap and hand held shower attachment. Pedestal wash hand basin with mixer tap. Mirrored bathroom cabinet with striplight/shaver point over. Low level WC. Glass shelf. Radiator. Ceiling light. Extractor fan. Vinyl floor.

PARKING SPACE

Allocated adjacent to the block.





Top Floor

Area: 68.6 m² ... 738 ft²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(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 – 131 years remaining.

SERVICE CHARGE

£3,159.60 (2024) to include ground rent, buildings insurance, service charge and reserve fund.

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 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