



Merton Court

Brighton Marina Village, BN2 5XY

£595,000 Leasehold

EPC Rating : C

- Extra spacious, South facing 2 bedroom duplex
- Open plan kitchen/living/dining room, South facing balcony
- Two double bedrooms, en-suite shower room and bathroom
- South facing patio, cloakroom, integral garage, extended lease

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.

A very rare opportunity has arisen to acquire one of only two extra spacious duplex apartments with a glorious South facing aspect and stunning views directly over the outer harbour! Upon entry on the first floor the open plan kitchen/living/dining area is awash with natural light from the South facing windows and balcony doors and affords fantastic views over the harbour. The South facing balcony is perfectly positioned to while away time watching the daily activities of the boats going by and soak up the atmosphere of the marina way of life. For those who enjoy cooking the kitchen delights in an array of fitted appliances to keep even a budding chef entertained! Further on this floor level is a useful cloakroom and a spacious bedroom with a convenient en-suite shower room. With stairs leading down to the ground floor the sumptuous, South facing 2nd bedroom equally enjoys an en-suite bathroom and has access to the large South facing patio garden. Furthermore, on this level there is an integral garage with an electronically operated up and over door and another ground floor entry to the apartment. For convenience the lease has been extended.

GROUND FLOOR ENTRANCE

Communal ground floor entrance with security entry system. Stairs to first floor. Door to apartment.

UPPER ENTRANCE HALL

Security entry phone. Smoke alarm. Radiator. Large airing cupboard with slatted shelf and gas meter. Nest central heating/hot water control. Coved ceiling. Recessed ceiling lights. Stairs to lower entrance hall. New fitted carpet.

CLOAKROOM

Part tiled. Hand basin with mixer tap and mirror over. Low level WC. Radiator. Extractor fan. Ceiling light. Ceramic tiled floor.

OPEN PLAN KITCHEN/LIVING/DINING ROOM

26' 6" x 17' 3" (8.08m x 5.26m)

Kitchen: Fitted kitchen with a range of Siemens appliances comprising 5 ring gas hob with extractor hood over. Eye level electric double oven, steam oven and microwave oven. Integrated dishwasher and fridge/freezer. Miele wine cooler. Moulded corian sink with mixer tap and inset drainer. Corian worktops with tiled splashbacks. Range of fitted drawers and cupboards with concealed lighting under. Power points. TV point. Recessed ceiling lights. Tiled floor.

Dining area : South facing window with fine views directly over the marina. Integral venetian blinds. Cupboard housing Ideal gas combination boiler. Coved ceiling. Ceiling light. Fitted carpet.

Living area: South facing window with integral blinds overlooking the marina. Radiator. Power points. Sky/TV point. Coved ceiling. 2 ceiling lights. Fitted carpet. South facing double doors with integral blinds giving access to balcony.



BALCONY

South facing with delightful views across the marina's outer harbour. Painted balustrade. Exterior light.



BEDROOM ONE

18' 7" x 12' 10" (5.66m x 3.91m)

Two windows overlooking courtyard with fitted integral blinds, curtain poles and curtains. Triple fitted mirrored wardrobes. 2 radiators. Power points. 2 ceiling lights. Fitted carpet.

EN-SUITE SHOWER ROOM

7' 7" x 5' 8" (2.31m x 1.73m)

Part tiled. White suite comprising hand basin with mixer tap and mirrored bathroom cabinet over. Low

level WC. Fully tiled shower cubicle with rain shower head. Radiator. Extractor fan. Ceiling light. Ceramic tiled floor.

LOWER ENTRANCE HALL

Good sized store cupboard. Smoke alarm. Radiator. Power point. Covered ceiling. 2 ceiling lights. Central heating thermostat. Fitted carpet. Door to integral garage. Door to ground floor communal entrance.

BEDROOM TWO

26' 6" x 11' 6" (8.08m x 3.51m)

South facing double doors to patio garden and 2 further South facing arched windows with integral blinds. 2 Roller blinds. Radiator. TV point. Telephone point. Power points. 3 ceiling lights. Fitted carpet.

EN-SUITE BATHROOM

11' 7" x 5' 10" (3.53m x 1.78m)

Part tiled. White suite comprising panelled bath with mixer tap. Fully tiled shower cubicle. Hand basin with mixer tap and mirrored bathroom cabinet over. Low level WC. Radiator. Ceiling light. Extractor fan. Ceramic tiled floor.

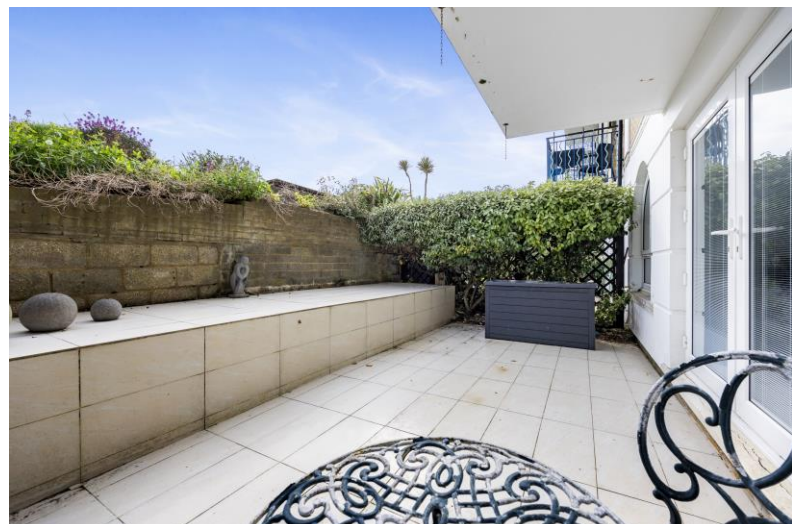
PATIO

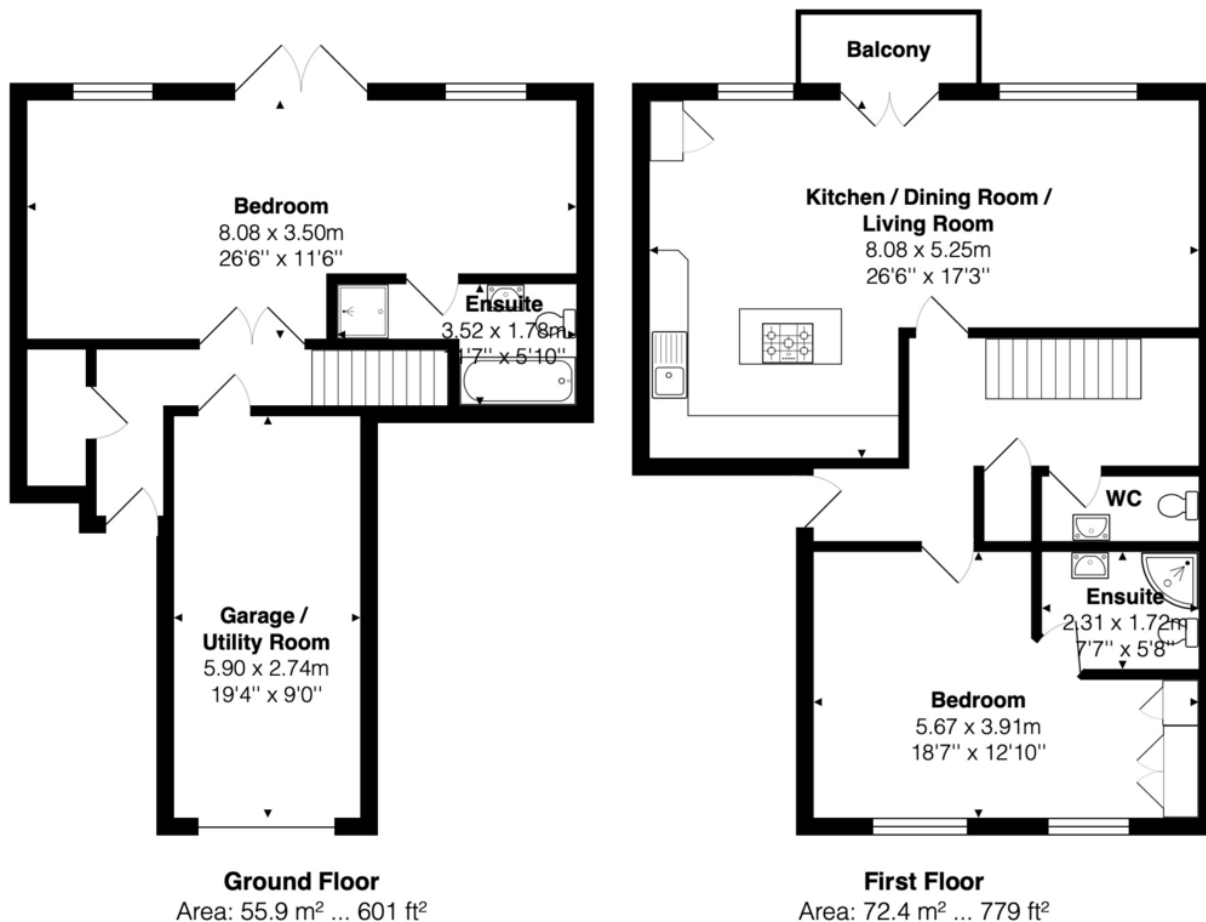
South facing ceramic tiled patio garden with gravelled boarders. Exterior light.

INTEGRAL GARAGE

19' 4" x 9' 0" (5.89m x 2.74m)

Integral garage with recessed lights. Electrically operated up and over door. Kenwood washer/dryer. Power points.





Total Area: 128.2 m² ... 1380 ft² (excluding balcony)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(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	

LEASE

131 years remaining.

SERVICE CHARGE

£5,384.37 (2024) per annum (to include ground rent, service charge, insurance and reserve fund).

COUNCIL TAX BAND

Tax band F

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 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