



## Hamilton Court

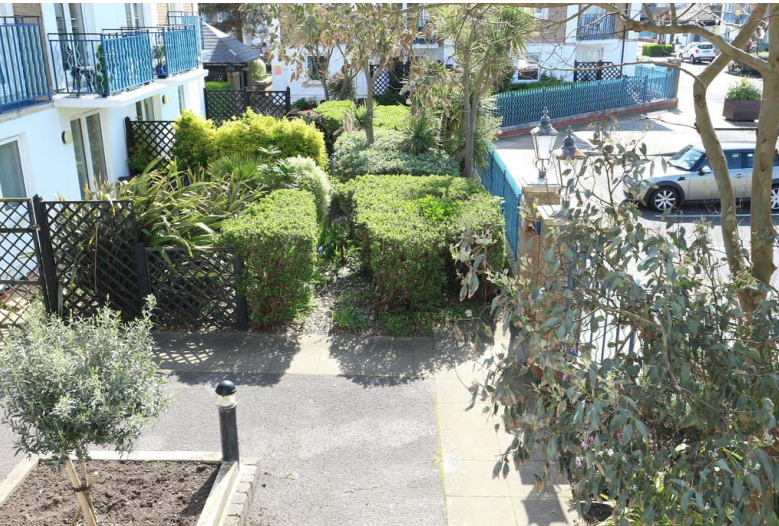
Brighton Marina Village, BN2 5XD

- East facing, 1st floor, 2 bedroom apartment
- Views towards both inner and outer harbours
- Kitchen, en-suite and bathroom
- Parking space, in need of complete refurbishment

**£265,000** Leasehold

EPC Rating : C

**H<sub>2</sub>O**  
**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.

In need of complete refurbishment this 2 bedroom property presents a real opportunity for all categories of buyers! Located on the first floor, the East facing living/dining room leads to a pleasant balcony with views over the courtyard and towards both the inner and outer harbours. The main bedroom is of a good size with currently an en-suite cloakroom. Both the kitchen and second bedroom enjoy peaceful water views directly over the inner harbour and there is a full bathroom. The property comes with an allocated parking space.

#### ENTRY

Communal ground floor entrance with security entry phone system. Stairs to 1st floor and individual door to apartment.

#### ENTRANCE HALL

Security entry phone. Cloaks/storage cupboard with shelf and housing electrical distribution box. Airing cupboard with Heatrae Sadia electric boiler and Tempest hot water tank. Smoke alarm. Telephone point. Radiator. Power point. 2 ceiling lights. Tiled floor.

#### KITCHEN

8' 3" x 7' 11" (2.51m x 2.41m)

Part fitted kitchen with appliances comprising Belling double electric oven with electric hob and extractor hood over. Space for fridge/freezer and washing machine. Single sink with drainer and mixer tap. Worktops with tiled splashbacks. Power points. Ceiling light. Radiator. West facing window overlooking the inner harbour. Tiled floor.

#### LIVING/DINING ROOM

19' 1" x 11' 6" (5.82m x 3.51m)

Satellite/TV point. Telephone point. Power points. 2 radiators. Central heating thermostat. Coved ceiling. 2 wall lights and 2 ceiling lights. Glazed double doors giving access to balcony. Wood laminate floor.

#### BALCONY

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

### BEDROOM ONE

15' 8" x 10' 1" (4.78m x 3.07m)

East facing window overlooking courtyard.

Radiator. TV point. Power points. Ceiling light.

Fitted carpet.

### EN SUITE CLOAKROOM

Part tiled. Hand basin with mixer tap set on vanity unit. Wall mounted mirrored cabinet and further storage cupboards. Low level WC with concealed cistern. Obscured glass window. Radiator. Ceiling light. Tiled floor.



### BATHROOM

6' 11" x 6' 7" (2.11m x 2.01m)

Part tiled. White suite comprising roll top bath with Victorian style mixer tap and wall mounted shower. Victorian pedestal hand basin with mixer tap. Low level WC. Obscured glass window. Radiator. Ceiling light and 2 wall lights. Tiled floor.



### PARKING SPACE

Allocated

### BEDROOM TWO

9' 10" x 8' 3" (3m x 2.51m)

West facing window with views directly over the inner harbour. Radiator. Power points. Ceiling light. Fitted carpet.





### First Floor

Area: 65.5 m<sup>2</sup> ... 705 ft<sup>2</sup>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### TENURE

Leasehold – 81 years remaining

### SERVICE CHARGE

£3,727.92 (2024) to include ground rent, service charge, buildings insurance and reserve fund.

### COUNCIL TAX BAND

Tax band E

### LOCAL AUTHORITY

Brighton & Hove City Council

### 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