



H2O
HOMES



The Octagon

Brighton Marina Village, BN2 5UU

£250,000 Leasehold

EPC Rating : D

- Direct inner lagoon and village square views
- East facing living room and fitted kitchen
- Double bedroom and shower room
- Allocated parking, scope to improve

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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.

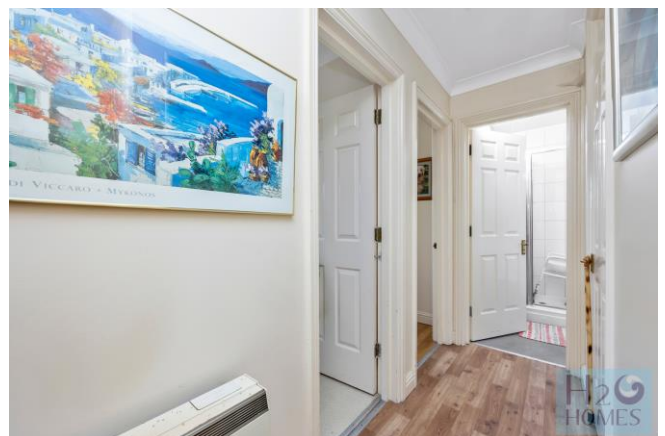
This delightful 1 bedroom apartment is superbly located in the heart of the marina village with super views over the square and inner lagoon from all the main rooms. With plenty of scope to improve, if desired, the apartment would become a very comfortable main or second home! The living room enjoys a bright East facing aspect with the view being beautifully framed by the French doors leading to the balcony. Adjacent to the living room the spacious kitchen is well equipped but perhaps could be opened up to create a modern open plan living space (subject to consent). The bedroom equally has views over the square and lagoon and benefits from a large fitted wardrobe. There is a good sized shower room and the property comes with an allocated parking space.

ENTRY

Communal ground floor entrance with security entry system. Stairs to 1st floor. Individual door to apartment.

ENTRANCE HALL

Security entry phone system. Storage cupboard housing electrical distribution box. Airing cupboard housing fully insulated hot water tank and immersion heater with slatted shelf. Telephone point. Power point. Night storage heater. Coved ceiling. 2 ceiling lights. Wood effect flooring.



LIVING ROOM

14' 9" x 9' 6" (4.5m x 2.9m)

East facing arched French doors with views directly over the village square and inner lagoon. Curtain track and curtains. Wall mounted electric fire. Sky/TV point. Power points. Decorative coved ceiling. 2 ceiling lights. Wood effect flooring.

BALCONY

Juliette balcony with fine views over the square and inner lagoon.

KITCHEN

12' 1" x 8' 8" (3.68m x 2.64m)

East facing window with direct views over the village square and inner lagoon. Roller blind. Fully fitted kitchen with range of wall and base units. Bosch electric oven and microwave. Creda electric hob with Whirlpool extractor hood over. Integrated fridge/freezer. Indesit washer/dryer. Stainless steel 1½ sink with mixer tap and drainer. Worktops with tiled splashbacks. Breakfast bar. Power points. Ceiling light. Wood effect flooring.

BEDROOM

12' 1" x 8' 5" (3.68m x 2.57m)

East facing window with direct views over the square and lagoon. Curtain track and curtains. Double fitted wardrobe. Dimplex electric wall heater. TV point. Power points. Coved ceiling. Ceiling light. Wood effect flooring.

SHOWER ROOM

7' 3" x 6' 10" (2.21m x 2.08m)

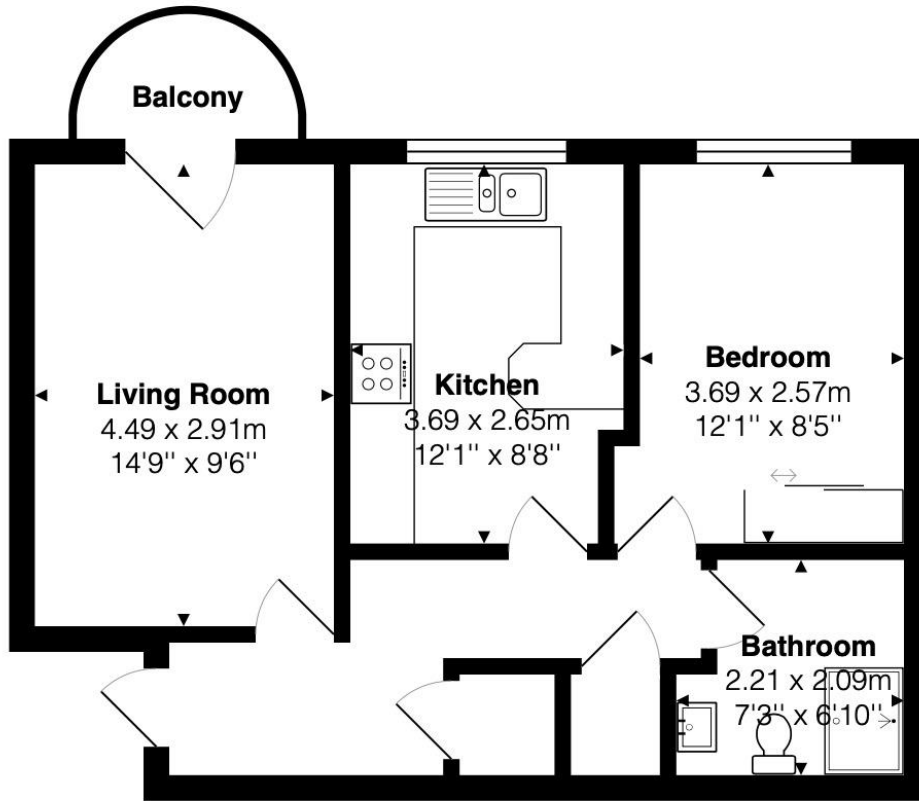
Part tiled. Large shower cubicle with Triton electric shower. Hand basin with taps and mirrored bathroom cabinet with striplight/shaver point over. Low level WC. Extractor fan. Ceiling light. Vinyl flooring.



PARKING SPACE

Allocated.





First Floor

Area: 48.2 m² ... 519 ft²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	58	
(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 – 81 years remaining.

SERVICE CHARGE

£2,471.31 (2024) to include ground rent, service charge, buildings insurance and reserve fund.

LOCAL AUTHORITY

Brighton & Hove City Council

COUNCIL TAX BAND

Tax band C

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