



## Starboard Court

Brighton Marina Village, BN2 5UX

**£250,000** Leasehold

EPC Rating : C

- Updated 1 bedroom apartment in the village square
- Good views towards the inner lagoon
- Living/dining room and fitted kitchen
- Double bedroom and bathroom, parking and lease extended

**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 an experienced onsite management.

This well presented, top floor 1 bedroom property is conveniently located in the heart of the village square and offers good views towards the inner lagoon and square itself. The living room enjoys a bright East aspect allowing the morning light to flow in and an archway leads you to the fully fitted updated kitchen. With its South facing aspect the double bedroom offers super views across the square and inner lagoon and completing the picture is an updated bathroom. The allocated parking space can be found close to the entrance of the block and the lease has been extended.

### ENTRY

Communal ground floor entrance with security entry phone. Stairs to second floor and individual door to apartment.

### ENTRANCE HALL

Security entry phone. Storage cupboard housing electrical distribution box. Airing cupboard with slatted shelf and immersion tank. Storage heater. Power points. Hyperoptic point. Access to loft. Coved ceiling. Ceiling light. Fitted carpet.

### LIVING/DINING ROOM

14' 10" x 13' 0" (4.52m x 3.96m)

L shaped. East facing arched window with views towards the village square and inner lagoon. Electric storage heater. TV/Sky point. Telephone point. Power points. Decorative coved ceiling. Ceiling lights. Fitted carpet.



## KITCHEN

10' 3" x 5' 0" (3.12m x 1.52m)

Fitted kitchen comprising Indesit 4 ring electric hob with extractor hood over. Whirlpool electric oven. Freestanding Beko fridge/freezer and Indesit washing machine. White composite sink with mixer tap. Range of fitted wall and base units. Worktops with tiled splashbacks. Power points. Ceiling light. Ceramic tiled floor.



## BEDROOM

14' 9" x 8' 11" (4.5m x 2.72m)

South facing window with views over the village square and towards the inner lagoon. Wall mounted electric heater. Coved ceiling. Ceiling light. Fitted carpet.



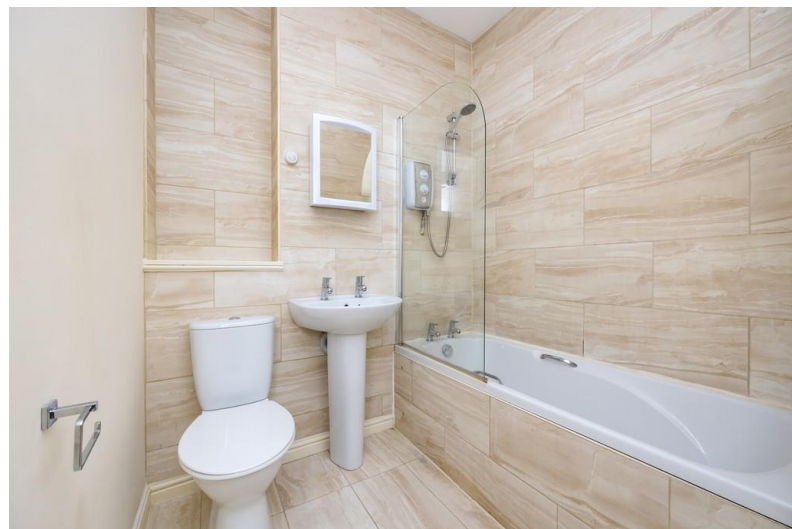
## BATHROOM

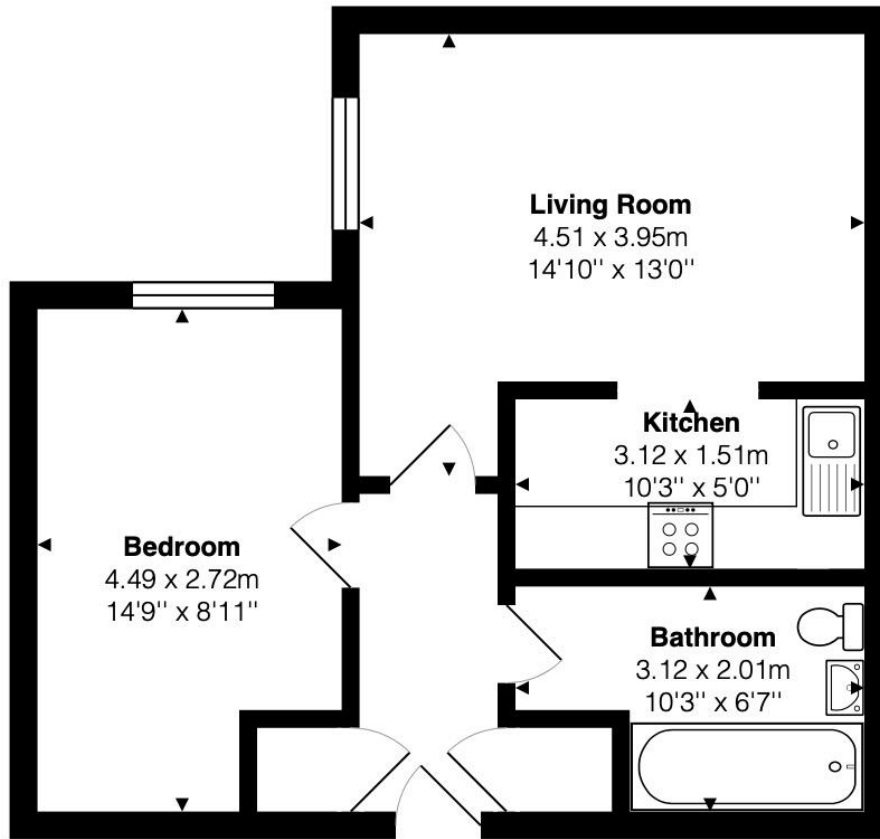
10' 3" x 6' 7" (3.12m x 2.01m)

Part tiled. Panelled bath with taps and Triton electric shower over. Glazed shower screen. Pedestal wash hand basin with taps. Mirrored bathroom cabinet over. Low level WC. Wall mounted electric heater. Extractor fan. Ceiling light. Ceramic tiled floor.

## PARKING SPACE

Allocated close to the entrance of the block.





### First Floor

Area: 44.3 m<sup>2</sup> ... 477 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>	71	75
(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>			
England, Scotland & Wales		EU Directive 2002/91/EC	

### TENURE

Leasehold – 132 years remaining.

### SERVICE CHARGE

£2,198.76 (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

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 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