



Hamilton Court

Brighton Marina Village, BN2 5XD

£350,000 Leasehold

EPC Rating : C

- Updated, East facing, ground floor 2 bedroom apartment
- Living/dining room, access to patio garden
- Fully fitted kitchen, en-suite shower room and bathroom
- Parking space and lease extended

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

Having been updated throughout this cosy ground floor 2 bedroom apartment is situated in a quiet corner with inner harbour views to the rear. Well presented, the living/dining room enjoys an East facing aspect with access to the delightful patio garden, a perfect spot to have a morning cuppa! The main bedroom has oodles of fitted storage and a convenient en-suite shower room. Both the kitchen, with its well thought out fittings, and second bedroom have super West facing views directly over the peaceful inner harbour. The property has an allocated parking space and the lease has been extended.

ENTRY

Communal ground floor entrance with security entry phone system. Entrance lobby and individual door to apartment.

ENTRANCE HALL

Security entry phone. Cloaks/storage cupboard with shelf and hanging rail. Electrical distribution box. Radiator. Smoke alarm. Telephone point. Radiator. Power point. Coved ceiling. Ceiling light. Fitted carpet.

KITCHEN

11' 2" x 8' 3" (3.4m x 2.51m)

West facing window overlooking the inner harbour. Fitted kitchen with appliances comprising Hotpoint double electric oven with Lamona gas hob and extractor hood over. Beko freestanding fridge/freezer and slimline dishwasher. Cupboard with space for washing machine and extra storage shelves. 1½ stainless steel sink with drainer and mixer tap. Range of fitted cupboards under and over with concealed lighting. Worktops with tiled splashbacks. Viessmann gas combination boiler. Power points. Ceiling light. Radiator. Ceramic tiled floor.

LIVING/DINING ROOM

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

Glazed double doors giving access to East facing patio. Curtain pole and curtains. Sky/TV point. Telephone point. Power points. 2 radiators. Central heating thermostat. Coved ceiling. 2 ceiling lights. Wood floor.

PATIO

Paved East facing patio garden with trellis surround. Exterior light.



BEDROOM ONE

16' 10" x 10' 1" (5.13m x 3.07m)

East facing window with curtain pole and curtains. Range of fitted wardrobes and over bed cupboards. Radiator. TV point. Power points. Ceiling light. Fitted carpet.

EN-SUITE SHOWER ROOM

Part tiled. White suite comprising wash hand basin with mixer tap set on vanity unit. Mirror with integral lighting over. Tiled shower cubicle with Mira shower and folding glazed door. Low level WC. Obscured glazed window. Chrome heated towel rack. Ceiling light. Extractor fan. Ceramic tiled floor.



BEDROOM TWO

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

West facing window with views directly over the inner harbour. Curtain pole and curtains. Radiator. Power points. Ceiling light. Wood floor.

BATHROOM

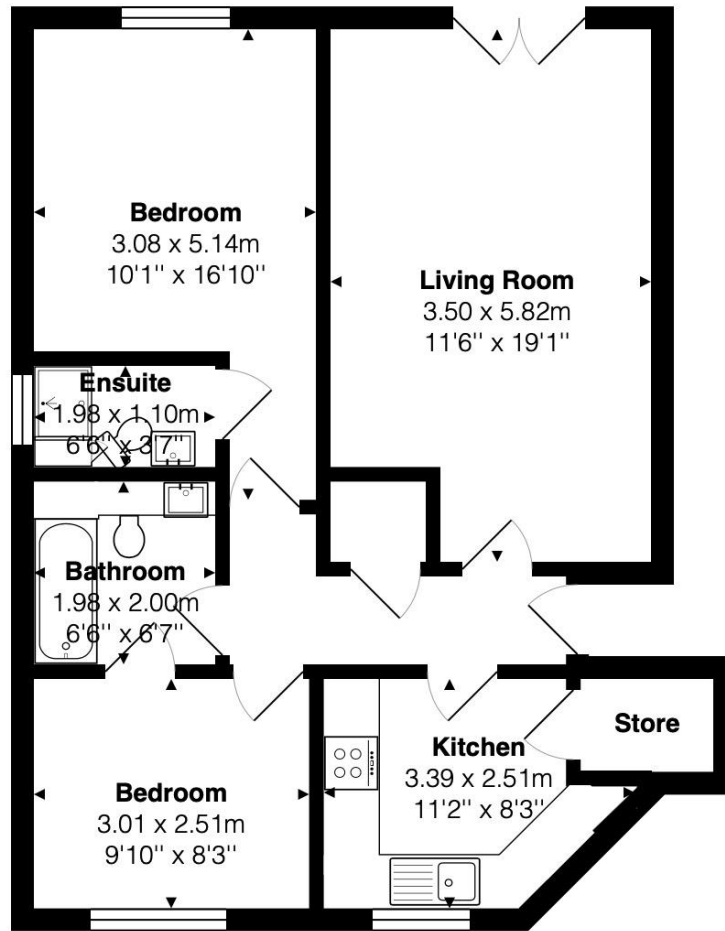
6' 7" x 6' 6" (2.01m x 1.98m)

Part tiled. White suite comprising panelled bath with mixer tap and wall mounted rain head shower and further hand held attachment over. Glazed concertina shower screen. Hand basin with mixer tap set on vanity unit. Mirrored medicine cabinet with light over. Low level WC with concealed cistern. Obscured glazed window. Chrome heated towel rack. Ceiling light. Extractor fan. Ceramic tiled floor.

PARKING SPACE

Allocated adjacent to the block.





Ground Floor

Area: 63.2 m² ... 680 ft²

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

TENURE

Leasehold – 131 years remaining

SERVICE CHARGE

£3,689.20 (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

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