



## Victory Mews

Brighton Marina Village, BN2 5XB

**£372,000** Leasehold

EPC Rating : B

- Two bedroom apartment situated in peaceful location
- Living/dining room, balcony, fitted kitchen
- Contemporary en-suite shower room and bathroom
- Lease extended and allocated parking space

**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.

Tucked away in a peaceful location this beautifully presented and updated 2 bedroom apartment has the most charming waterside views over the inner harbour. Upon entry into the hallway there is a useful cloaks cupboard and airing cupboard housing the washing machine. Contemporary in style, the kitchen is very well equipped with all you need including a gas combi boiler and views towards the inner channel. The cosy living/dining room instantly stuns with gorgeous waterside views and leads to the East facing private balcony. Equally, the cosy main bedroom enjoys those direct restful water views with the benefit of a contemporary en-suite shower room. Bedroom 2 appeals with views towards the inner channel and adjacent is a contemporary family bathroom. The property has the extended lease and there is an allocated parking space.

## ENTRY

Communal ground floor entrance with security entry system. Stairs to 2nd floor. Individual door to apartment.

## ENTRANCE HALL

Security entry phone. Cloaks cupboard housing electrical distribution box. Airing cupboard housing Samsung washing machine, power point and slatted shelf. Central heating thermostat. Smoke alarm. Radiator. Telephone point. Power point. Coved ceiling. Recessed ceiling lights. Fitted carpet.

## KITCHEN

8' 9" x 8' 3" (2.67m x 2.51m)

West facing window with views towards the inner channel. Fitted kitchen comprising Zanussi induction hob with glass splashback and extractor hood over. Samsung electric oven and integrated Baumatic dishwasher. Freestanding Hotpoint fridge/freezer. Range of fitted cupboards and drawers. Worktops with glass splashbacks. Composite 1½ sink with mixer tap and drainer. Radiator. Power points. Gas fired Worcester combination boiler. Recessed ceiling lights. Slate tiled floor.

## LIVING/DINING ROOM

19' 3" x 11' 5" (5.87m x 3.48m)

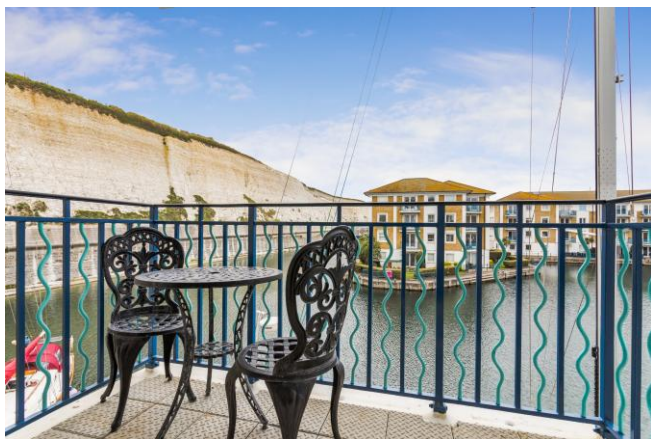
Double glazed doors with beautiful water views to East facing balcony. Fitted shutters. 2 contemporary radiators. TV point. Telephone point. Power points. Coved ceiling. Recessed ceiling lights. Wood floor.





### BALCONY

East facing with direct views over the inner harbour. Painted balustrades. Exterior light.



### BEDROOM ONE

15' 9" x 10' 1" (4.8m x 3.07m)

East facing window with views over inner harbour. Fitted wooden venetian blind. Radiator. Telephone point. Power points. Recessed ceiling lights. Fitted carpet.



### EN-SUITE SHOWER ROOM

Part tiled. Frosted glazed window. White contemporary suite comprising hand basin with mixer tap set on vanity unit. Mirror with integral lighting over. Shower cubicle with rain shower head, further hand held attachment and folding glazed door. Low level WC. Chrome heated towel rack. Recessed ceiling lights. Extractor fan. Slate tiled floor.

### BEDROOM TWO

10' 1" x 8' 3" (3.07m x 2.51m)

West facing window with views towards the inner channel. Fitted wooden venetian blind. Radiator. Power points. Recessed ceiling lights. Wood floor.

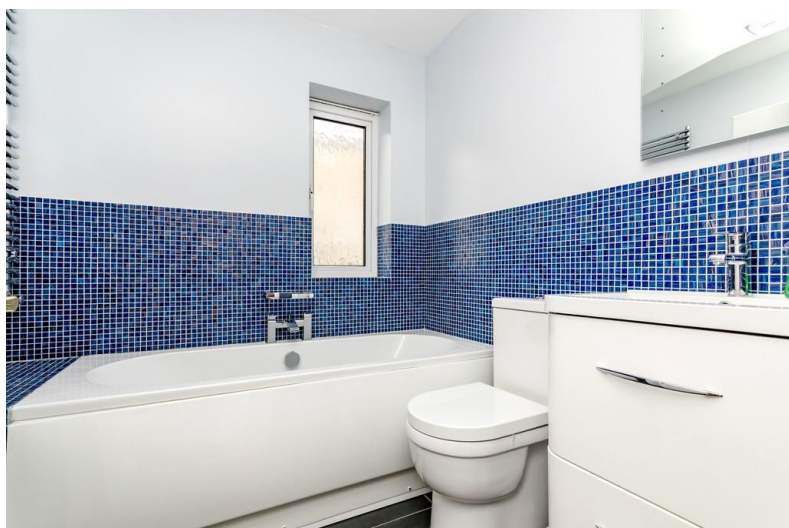
### BATHROOM

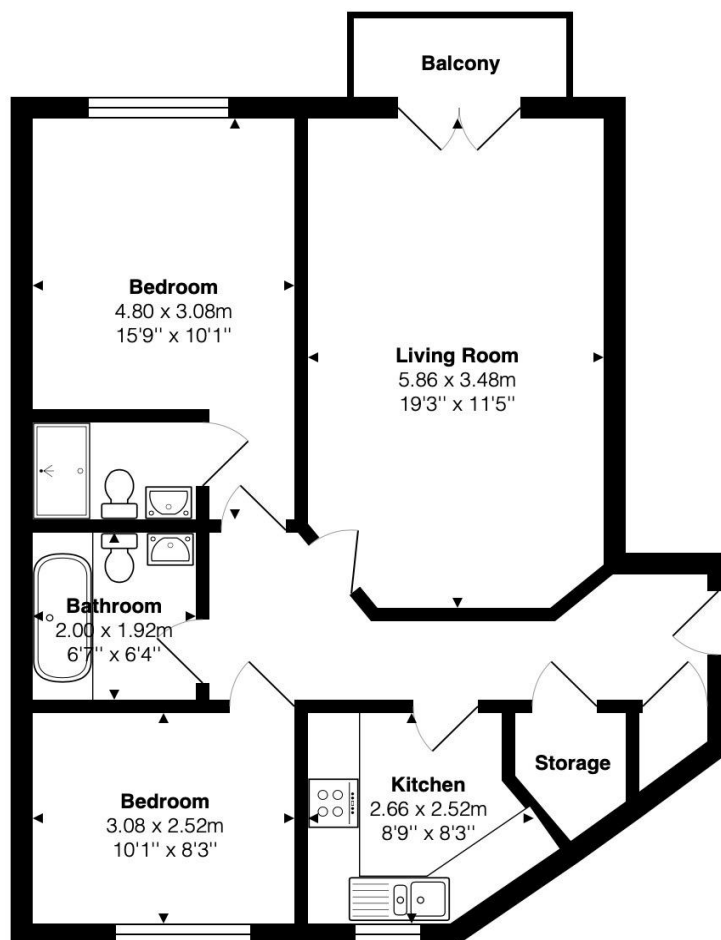
6' 7" x 6' 4" (2.01m x 1.93m)

Part tiled. Frosted glazed window. White contemporary suite comprising bath with mixer tap. Hand basin with mixer tap set on vanity unit. Mirror with integral lighting over. Low level WC. Chrome heated towel rack. Radiator. Recessed ceiling lights. Extractor fan. Slate tiled floor.

### PARKING SPACE

Allocated.





**Second Floor**  
Area: 66.6 m<sup>2</sup> ... 717 ft<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### TENURE

Leasehold - 131 years remaining.

#### SERVICE CHARGE

£3,346.10 (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 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