



## Neptune Court

Brighton Marina Village, BN2 5SN

**£335,000** Leasehold

EPC Rating :C

- 2 bedroom apartment with favored West facing aspect
- Views towards outer harbour, close to marina facilities
- Living/dining room, balcony, fitted kitchen
- Updated en-suite & bathroom, parking space, 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 24 hour supermarket, and most importantly the assurance of a round the clock security team backed up by experienced onsite management.

With a favoured West facing aspect this well presented 2nd floor, 2 bedroom apartment affords good views towards the marina's outer harbour and is ideally located close to all the marina's shops, restaurants and café's. Upon entry to the hallway there is a very useful deep storage cupboard to hide away all the everyday household items and a large airing cupboard. The inviting living/dining room is suitably spacious for family and friends to gather and leads onto the West facing balcony to enjoy the views towards the harbour. The kitchen is well equipped with fitted appliances that will remain in situ. Both bedrooms feature fitted furniture and the main bedroom benefits from a stylish updated en-suite shower room. There is a further updated family bathroom, an allocated parking space and the lease has been extended.

## ENTRY

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

## ENTRANCE HALL

Giving access to all rooms. Security entry phone. Smoke alarm. Storage cupboard housing electrical distribution box and gas meter. Airing cupboard housing fully insulated hot water tank with immersion heater and slatted shelf. Telephone point. Power point. Coved ceiling. 2 ceiling lights. Radiator. Fitted carpet.

## KITCHEN

10' 4" x 9' 10" (3.15m x 3m)

Fitted kitchen comprising Whirlpool oven and gas hob with extractor hood over. Freestanding Zanussi fridge and Hotpoint washer/dryer. 1½ stainless steel sink unit with mixer tap and drainer. Range of fitted cupboards and work surfaces with tiled splashbacks. Glowworm gas fired boiler. Radiator. Central heating and hot water control panel. Power points. East facing window. Ceiling light. Ceramic tiled floor.



### LIVING/DINING ROOM

18' 4" x 11' 8" (5.59m x 3.56m)

West facing French doors giving views towards the outer harbour. Curtain pole and curtains. 2 radiators. Satellite/TV point. Power points. Coved ceiling. 2 ceiling lights. Central heating thermostat. Fitted carpet.

### BALCONY

West facing with views towards the outer harbour. Exterior light. Painted balustrades.

### BEDROOM ONE

18' 8" x 9' 10" (5.69m x 3m)

West facing window with views towards the outer harbour. Curtain track and curtains. Fitted wardrobes with matching high level cupboards, chest of drawers and bedside cabinets. Radiator. Power points. 2 ceiling lights. Fitted carpet.

### EN-SUITE SHOWER ROOM

White contemporary suite comprising tiled shower cubicle with glazed door. Hand basin with mixer tap set on floating vanity unit. Mirror with integral light over. Low level WC with concealed cistern. Chrome heated towel rail. Extractor fan. Ceiling light. Ceramic tiled floor.

### BEDROOM TWO

11' 7" x 9' 10" (3.53m x 3m)

East facing window with roller blind. Fitted double wardrobe with matching high level cupboards and chest of drawers. Radiator. Telephone point. Power points. Ceiling light. Fitted carpet.

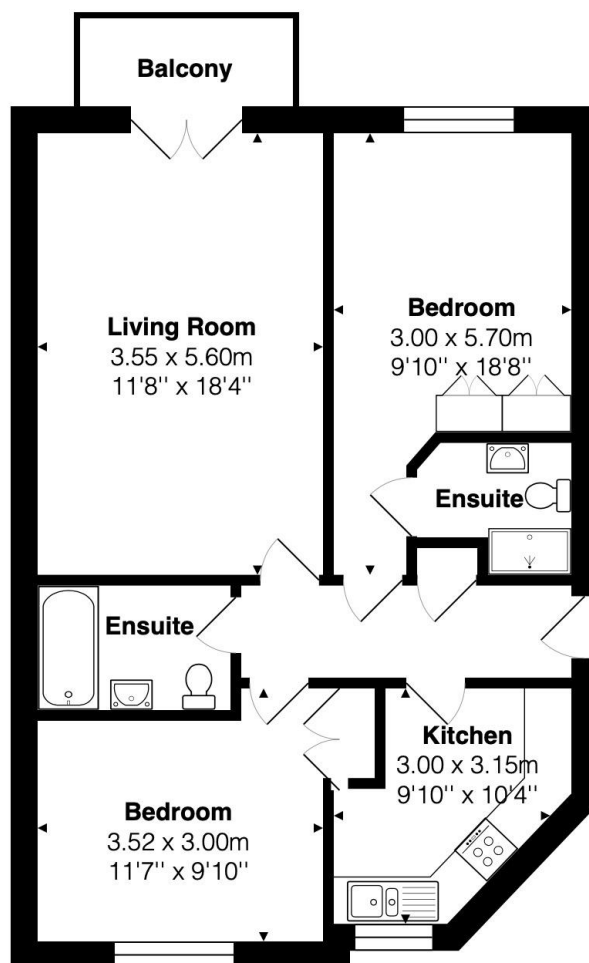
### BATHROOM

White contemporary suite comprising panelled bath with mixer tap, wall mounted shower and glazed screen. Hand basin with mixer tap set on vanity unit. Mirror with integral light over. Low level WC with concealed cistern. Chrome heated towel rail. Extractor fan. Ceiling light. Ceramic tiled floor.

### PARKING SPACE

Allocated adjacent to the block.





### Second Floor

Area: 70.4 m<sup>2</sup> ... 758 ft<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	82
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

### TENURE

Leasehold – 130 years remaining

### SERVICE CHARGE

£3,453.95 (2025) per annum to include ground rent, service charge, buildings insurance and reserve fund.

### LOCAL AUTHORITY

Brighton and Hove City Council

### COUNCIL TAX BAND

Tax band E

### 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