



Merton Court

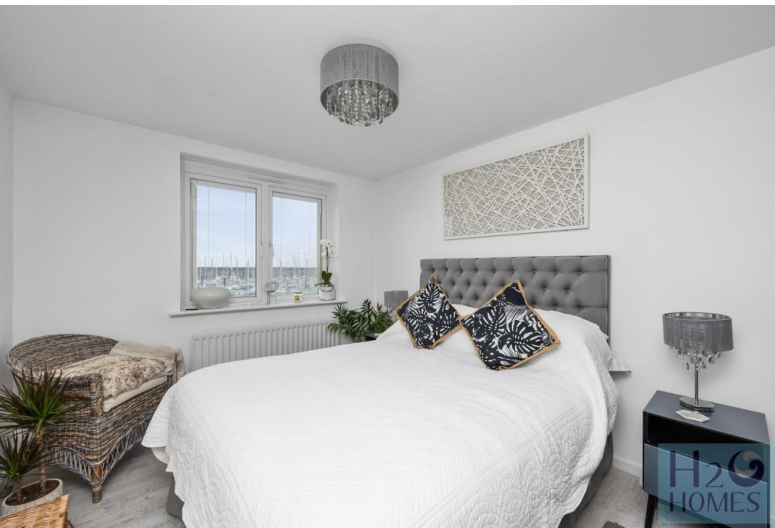
Brighton Marina Village, BN2 5XY

£525,000 Leasehold

EPC Rating : B

- Rarely available, immaculately presented, 3 bedroom apartment
- Fantastic direct South facing outer harbour views
- Open plan kitchen/living area with balcony
- En-suite, further updated shower room, carport 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 24 hour supermarket, and most importantly the assurance of a round the clock security team backed up by experienced onsite management.

Rarely available (being one of only two in this particular layout) and oozing quality and style this gorgeous South facing 3 bedroom apartment sits in an enviable location with super views directly overlooking the outer harbour. The bright open plan kitchen/living room is just the perfect spot to enjoy the stunning views and ever changing seascapes over the harbour and leads onto the South facing balcony. Equally the main bedroom delights with those direct marina views and benefits from a luxury en-suite shower room. Spacious bedroom 2 benefits from a range of fitted wardrobes and is adjacent to the super smart updated shower room. The versatile 3rd bedroom is currently used as an office but can easily double up as a single guest room. For parking the property comes with a useful carport and the for convenience 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

Security entryphone. Smoke alarm. Storage cupboard housing gas meter. Airing cupboard with slatted shelf. Telephone point. Radiator. Ceiling light. Karndean white wood effect floor.

OPEN PLAN KITCHEN/LIVING AREA

17' 11" x 16' 9" (5.46m x 5.11m)

Kitchen area:

German 'Rockpunkt' metallic finish bespoke fitted kitchen with range of wall and base units. Remote controlled LED under unit lighting. Siemens appliances comprising induction electric hob, stainless steel double electric fan oven, fridge, freezer and integrated dishwasher. Contemporary Elica island extractor hood. Integrated Bosch washer/dryer. Corian sink with drainer and stainless steel mixer tap. Moulded Corian worktops, splashbacks and breakfast bar. Power points with USB points. Concealed electrical distribution box. Recessed dimmeable LED ceiling lights. Karndean white wood effect floor.

Living area:

South facing double glazed windows with integral venetian blinds overlooking the outer harbour. Contemporary raised T.V wall with remote controlled LED lighting. 2 radiators. Power points with USB points. Sky/T.V. point. Recessed dimmeable LED ceiling lights. Double glazed sliding patio doors with integral venetian blinds giving access to balcony and offering delightful views across the marina's outer harbour. Karndean white wood effect floor.

BALCONY

South facing with superb marina views. Waterproof exterior power point. Painted balustrade. Exterior light.



BEDROOM ONE

17' 11" x 9' 4" (5.46m x 2.84m)

South facing windows with integral venetian blinds and views over the outer harbour. Large fitted double wardrobe. Radiator. T.V. point. Power points. Ceiling light. Karndean white wood effect floor.

EN-SUITE SHOWER ROOM

5' 11" x 5' 0" (1.8m x 1.52m)

Part tiled with Porcelanosa tiles. Contemporary white suite comprising corner shower cubicle with power shower and sliding glazed doors. Low level WC. Wash hand basin set in vanity unit with mixer tap. Mirrored bathroom cabinet with light over. Feature integral LED wall lighting. Extractor fan. Recessed LED ceiling lights. Ceramic tiled floor.

BEDROOM TWO

11' 7" x 8' 7" (3.53m x 2.62m)

North facing window overlooking courtyard with fitted shutters. Range of fitted wardrobes. Concealed gas combi boiler. Radiator. Power points. Ceiling light. Karndean white wood effect floor.

SHOWER ROOM

Updated white suite comprising large walk in shower with rain shower head, further handheld shower attachment, lit inset shelving and glazed screen. Hand basin with mixer tap set on vanity unit. Mirrored bathroom cabinet with integral lighting over. Low level WC. Chrome heated towel rail. Recessed ceiling spot lights. Extractor fan. Vinyl floor.

BEDROOM THREE

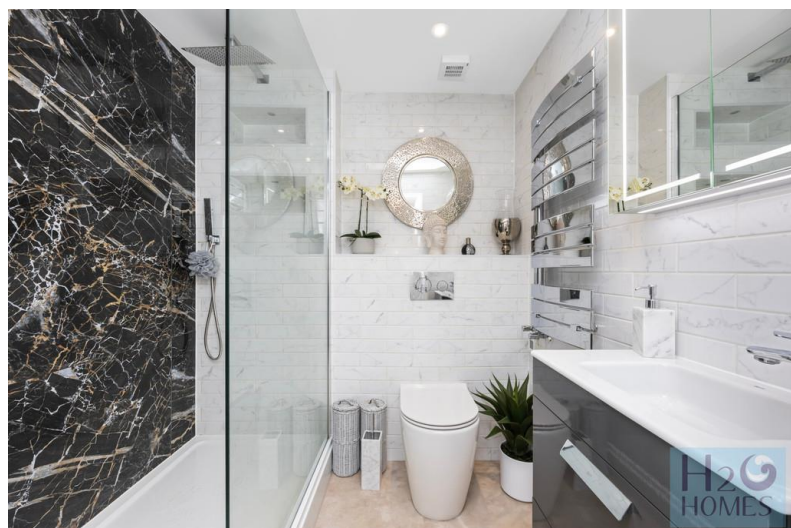
9' 9" x 6' 9" (2.97m x 2.06m)

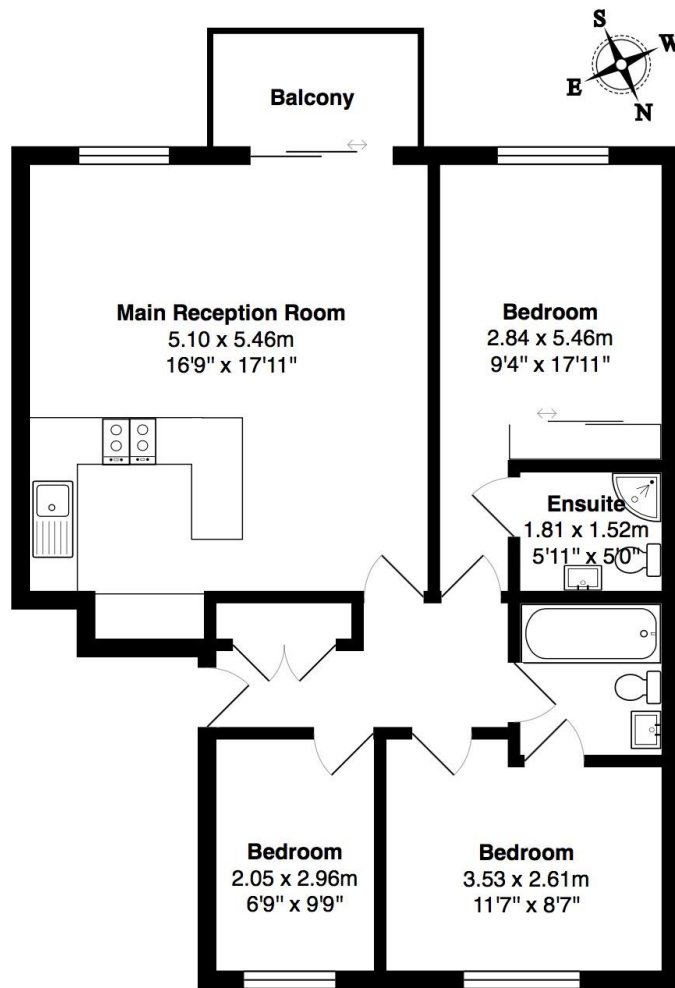
North facing window overlooking courtyard with fitted shutters. Radiator. Power points. Ceiling light. Karndean white wood effect floor.



PARKING

Carport situated in courtyard.





Second Floor
Area: 72.9 m² ... 785 ft²

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

SERVICE CHARGE

£3,641.09 (2024) to include ground rent, service charge, insurance and reserve fund.

TENURE

Leasehold – 131 years remaining

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 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