

## Merton Court

Brighton Marina Village, BN2 5XY

**£365,000 Leasehold**

EPC Rating : C

- Beautifully refurbished, 1st floor, 2 bedroom apartment
- Views towards the outer harbour from East facing balcony
- Living/dining room and fully fitted kitchen
- En-suite, bathroom, carport, 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. The exciting new residential and leisure development is further enhancing the Marina and it's well established reputation as a very attractive and sought after location to live, work and play.

Don't let this fabulous opportunity to acquire a completely refurbished, 2 bedroom, 1st floor apartment pass you by! This stunning property has been beautifully updated and with an East facing balcony it affords good views towards the outer harbour. The living/dining room is a very welcoming space with plenty of room to entertain and enjoys access onto the East facing balcony where you can while away time watching the boats go by! Onto the fully fitted kitchen that is sleek and modern in design and is well equipped with the all appliances included. Heading into the main bedroom, with views towards the outer harbour, you'll find fitted double wardrobes essential for storage and a fabulous contemporary en-suite shower room. Bedroom 2 equally benefits from a fitted wardrobe and storage cupboard and adjacent is the bathroom which continues with the on trend

contemporary theme. Further improvements come in the form of a gas combination boiler and the lease has extended. The parking space is a convenient carport allocated within the courtyard.

#### ENTRY

Communal ground floor entrance with security entry system. Stairs to 1st floor and individual door to apartment.

#### ENTRANCE HALL

Security entry phone. Storage cupboard housing electrical distribution box, gas meter and shelf. Radiator. Telephone point. Power point. Coved ceiling. Ceiling light. Wood floor.

#### KITCHEN

10' 2" x 5' 11" (3.1m x 1.8m)  
West facing window with fitted roller blind. Fully fitted kitchen comprising Beko electric oven, stainless steel .4 ring gas hob and concealed extractor hood over. Integrated Electrolux fridge and freezer. Beko dishwasher and Indesit washer/dryer. Stainless steel sink with mixer tap. Wood work tops with tiled splashbacks. Range of wall and base units. Under unit lighting. Power points. Smoke alarm. Ceiling light. Wood floor.

#### LIVING/DINING ROOM

19' 4" x 12' 2" (5.89m x 3.71m)  
French doors to East facing balcony. Curtain pole and curtains. 2 radiators. TV point. Power points. Telephone point. Coved ceiling. 2 ceiling lights. Wood floor.



## BALCONY

East facing with painted balustrade and views towards the outer harbour. Exterior light.

## BEDROOM ONE

19' 4" x 9' 10" (5.89m x 3m)

East facing window with views towards the outer harbour. Curtain pole and curtains. Fitted double wardrobes. Large wall mirror. Radiator. TV point. Power points. 2 ceiling lights and 2 wall lights. Wood floor.



## EN-SUITE SHOWER ROOM

Part tiled. Shower cubicle with rain head shower, further hand held shower attachment and folding glazed door. Hand basin with mixer tap and wall mounted mirrored bathroom cabinet over. Low level WC with concealed cistern. Chrome heated towel rail. Extractor fan. Ceiling light. Ceramic tiled floor.

## BEDROOM TWO

12' 2" x 10' 2" (3.71m x 3.1m)

West facing window with curtain pole and curtains. Radiator. Power points. Fitted double wardrobe. Vaillant gas combination boiler. Airing cupboard with slatted shelves. Ceiling light. Wood floor.

## BATHROOM

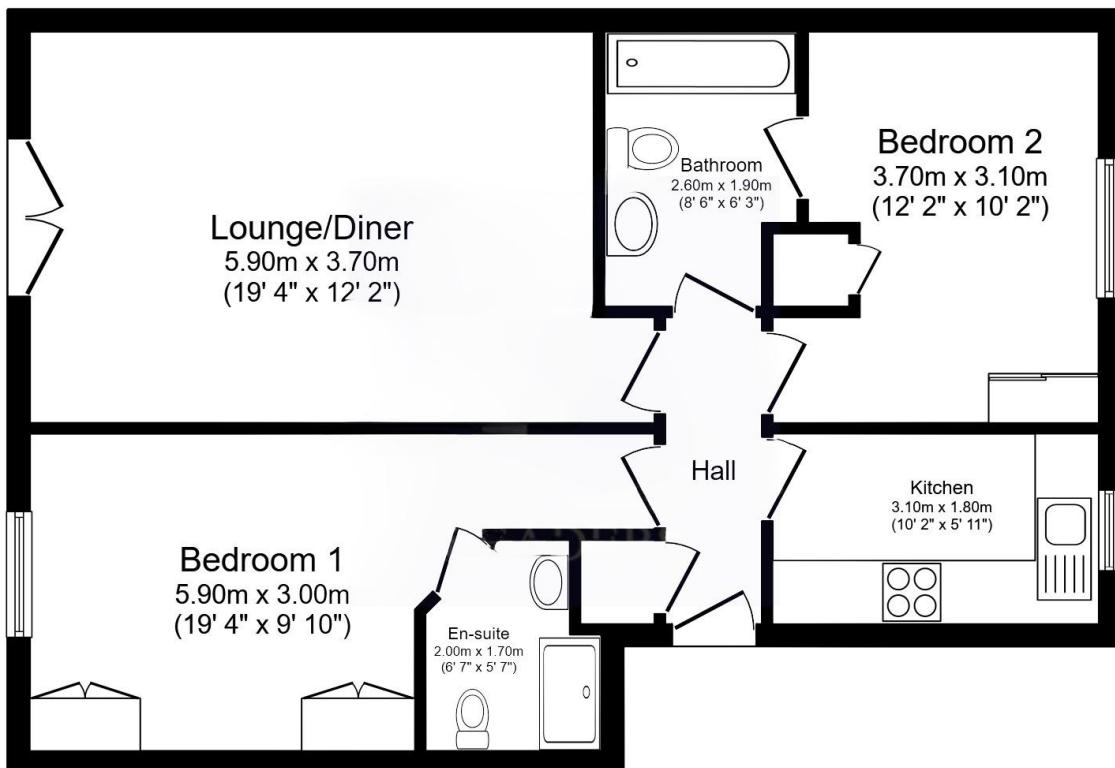
8' 6" x 6' 3" (2.59m x 1.91m)

Part tiled. Panelled bath with mixer tap, wall mounted rain shower head, further hand held shower attachment and glazed screen. Floating hand basin with mixer tap. Low level WC with concealed cistern. Chrome heated towel rail. Ceiling light. Extractor fan. Ceramic tiled floor.

## PARKING SPACE

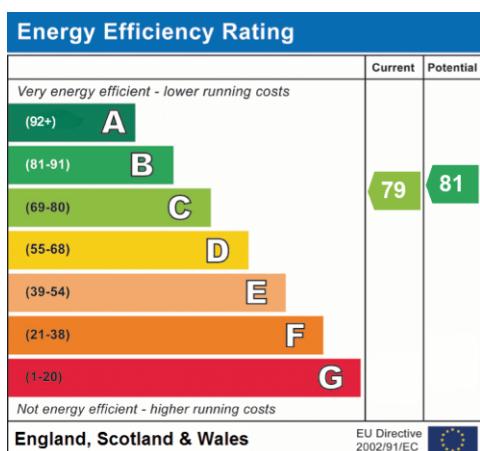
Carport allocated within the courtyard.





Total floor area 63.0 sq.m. (678 sq.ft.) approx

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#### TENURE

Leasehold – 129 years remaining.

#### SERVICE CHARGE

£3,458.58 per annum (2026) 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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