



## Britannia Court

Brighton Marina Village, BN2 5SE

**£305,000** Leasehold

EPC Rating : B

- Second floor, 2 bedroom apartment with East facing Balcony
- Views towards both the inner and outer harbours
- Living room, fitted kitchen, en-suite and bathroom
- Allocated parking 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.

A real opportunity has arisen to put your own stamp on this keenly priced 2 bedroom apartment with views towards both the inner and outer harbours! Upon entry the spacious living/dining room has a light and airy feel and benefits from access to an East facing balcony, the perfect spot for your morning brew! The main bedroom equally enjoys views towards the harbours and conveniently has an en-suite shower room. There is a further double bedroom, family bathroom and well equipped kitchen. The property comes with an allocated parking space and the lease has been extended.

#### ENTRY

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

#### ENTRANCE HALL

Giving access to all rooms. Security entry phone. Telephone point. Cloaks cupboard with hanging rail and shelf. Smoke alarm. Radiator. Ceiling light. Wood laminate flooring.

#### KITCHEN

10' 9" x 5' 11" (3.28m x 1.8m)

Fully fitted kitchen comprising Bosch electric oven and Whirlpool hob with extractor hood over. Integrated fridge. Washer/Dryer. Range of fitted cupboards. Work surfaces with tiled splashbacks. Baxi gas fired boiler. Power points. Ceiling light. West facing window with venetian blind and courtyard view. Wood laminate flooring.

#### LIVING/DINING ROOM

19' 6" x 12' 12" (5.94m x 3.96m)

East facing French doors with access to the balcony giving views towards both the inner and outer harbours. Curtain pole and curtains. Satellite/TV point. Telephone point. Two radiators. Power points. Central heating thermostat. Coved ceiling. 2 ceiling lights. Wood laminate flooring.

#### BALCONY

East facing with views towards the inner harbour and marina. Exterior light.



### BEDROOM ONE

19' 6" x 9' 11" (5.94m x 3.02m)

With East facing window with views towards the outer harbour. Curtain pole, curtains and wooden blind. TV point. Telephone point. Power points. Ceiling light. Radiator. Wood laminate flooring.



### BATHROOM

Part tiled. White suite comprising panelled bath with hand held shower and mixer taps. Hand basin with mixer tap. Mirror with strip light/shaver point over. Bathroom cabinet. Low level WC. Radiator. Ceiling light. Extractor fan. Mosaic tiled floor.



### EN-SUITE SHOWER ROOM

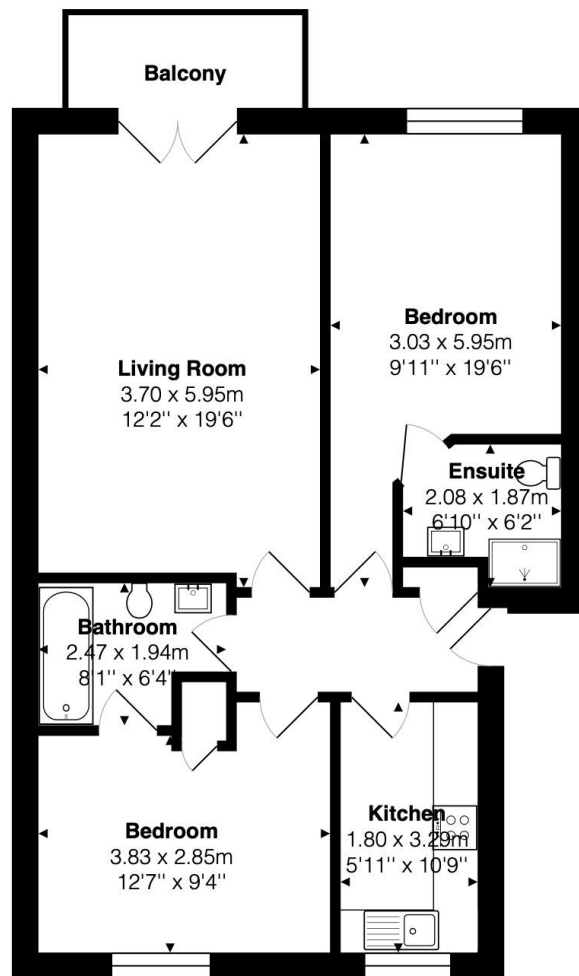
Part tiled. Shower cubicle with glazed folding door. Hand basin with mixer tap. Mirror with strip light/shaver point over. Low level WC. Ceiling light. Extractor fan. Mosaic tiled floor.

### BEDROOM TWO

12' 7" x 9' 4" (3.84m x 2.84m)

West facing window overlooking courtyard. Curtain pole and curtains. Airing cupboard with HW tank. Radiator. Power points. Ceiling light. Fitted carpet.





**Second Floor**  
Area: 68.6 m<sup>2</sup> ... 738 ft<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	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>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		

### TENURE

Leasehold – 130 years remaining

### SERVICE CHARGE

£3,279.61 per annum 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