



The Octagon

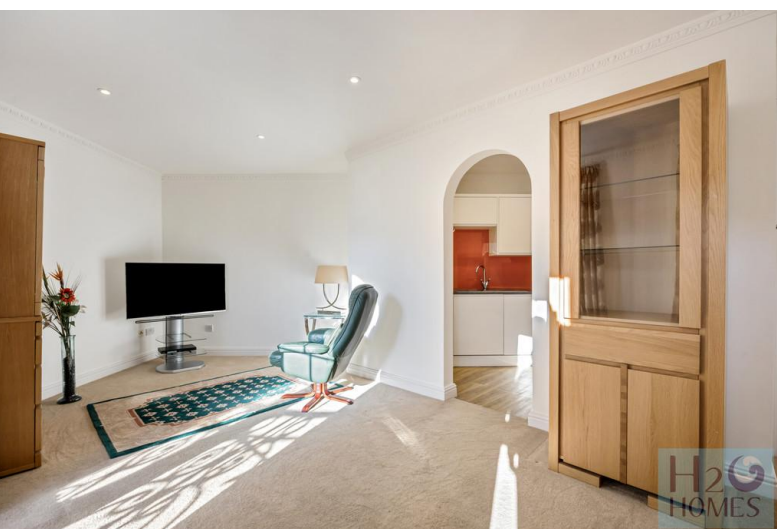
Brighton Marina Village, BN2 5UU

£285,000 Leasehold

EPC Rating : C

- Newly decorated, 1st floor, 1 bedroom apartment
- Views towards the Village Square and inner lagoon
- Living room with balcony and fitted kitchen
- Parking space 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. 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 team.

Welcome to this super smart and newly decorated 1 bedroom apartment located in the heart of the Village Square! This desirable apartment is located on the first floor with views towards the square and inner lagoon and is flooded with light due to its Southeast orientation. The spacious living/dining room, with its Juliette balcony with views towards the inner lagoon, is a perfect space to entertain family and friends. Branching off the living room is the updated kitchen with quality integrated appliances to maintain a minimalist and sleek appearance. The double bedroom benefits from fitted wardrobes and equally enjoys views towards the square and inner lagoon and there is a fabulous updated shower room. The property comes with an allocated parking space and the lease has been extended.

ENTRY

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

ENTRANCE HALL

Security entry phone system. Haverland wall mounted heater. Airing cupboard housing Ariston hot water heater with slatted shelf. Coved ceiling. Recessed ceiling lights. Fitted carpet.

LIVING/DINING ROOM

22' 0" x 12' 0" (6.71m x 3.66m)

Southeast facing Georgian style arched French doors to Juliette balcony with views over the village square and towards the inner lagoon. Further Southeast facing window. Curtain poles and curtains. Haverland wall mounted heater. TV/Satellite point. Power points. Coved ceiling. Recessed ceiling lights. Fitted carpet.



BALCONY

Juliette balcony with views over the village square and towards the inner lagoon.



KITCHEN

10' 8" x 9' 0" (3.25m x 2.74m)

Fitted kitchen with range of white wall and base units. Composite work tops and glass splashbacks. Composite sink with mixer tap and drainer. Bosch electric fan assisted oven and built in AEG microwave oven. CDA glass ceramic hob with AEG extractor over. Integrated Bosch fridge/freezer, dishwasher and Neff washer/dryer. Power points. Extractor fan. Recessed ceiling lights. Wood effect vinyl floor.

BEDROOM

12' 6" x 9' 5" (3.81m x 2.87m)

Southeast facing window with views over the village square and towards the inner lagoon. Roller blind, curtain pole and curtains. Triple fitted wardrobes. Haverland wall mounted heater. TV point. Power points. Coved ceiling. Recessed ceiling lights. Fitted carpet.



SHOWER ROOM

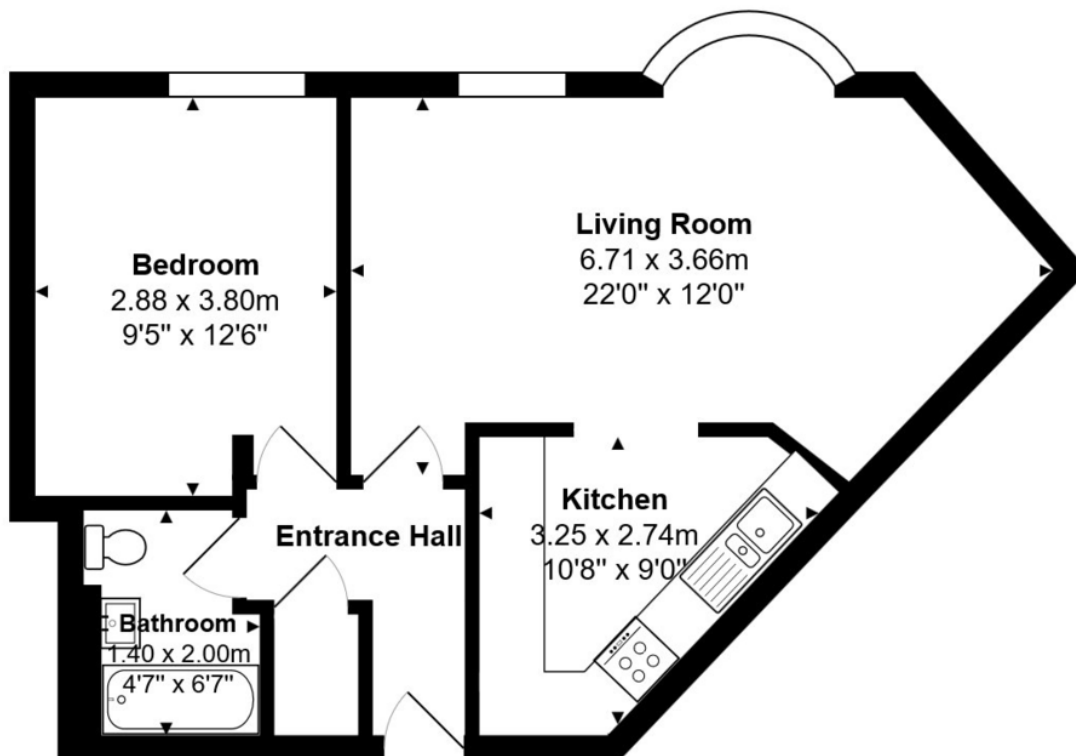
6' 7" x 4' 7" (2.01m x 1.4m)

Fully tiled. Corner shower cubicle with wall mounted Triton electric shower. Hand basin with mixer tap and vanity cupboard under. Mirrored bathroom cabinet. Low level 'smart' WC. Chrome towel rail. Extractor fan. Recessed ceiling lights. Slate tiled floor.

PARKING SPACE

Allocated.





Second Floor
Area: 48.2 m² ... 519 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	80
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

SERVICE CHARGE

£2,608.14 (2025) to include ground rent, service charge, water charges, buildings insurance and reserve fund.

TENURE

Leasehold – 130 years remaining.

LOCAL AUTHORITY

Brighton & Hove City Council

COUNCIL TAX BAND

Tax band C

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 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