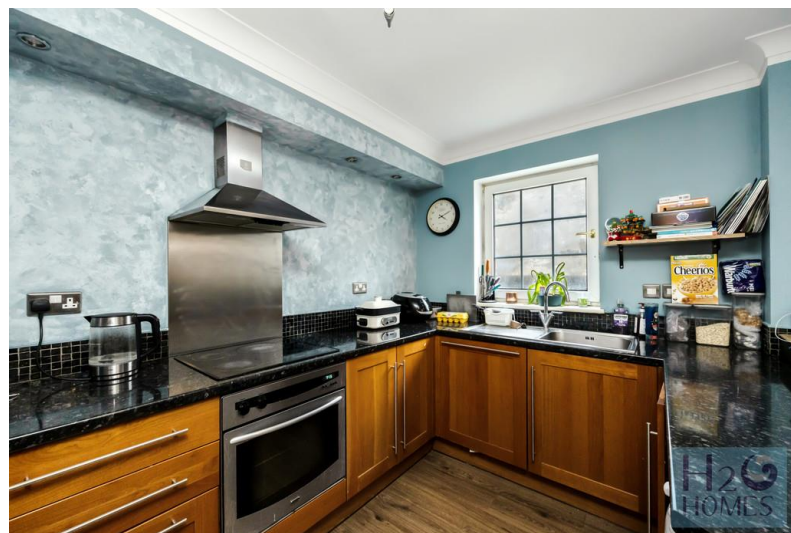




Starboard Court

Brighton Marina Village, BN2 5UX

£335,000 Leasehold

EPC Rating : C

- Spacious 2 bedroom apartment, Village Square location
- Open plan kitchen/living/dining room
- En suite shower room, bathroom and terrace
- Allocated 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.

Situated within the Village Square this 1st floor, 2 bedroom apartment is well positioned to easily get to all the cafe's, shops, restaurants and leisure facilities the marina has to offer. The large kitchen is very well equipped and is open plan to the spacious living/dining room creating the perfect modern entertaining space and enjoys access to the terrace that runs the length of the property! The main bedroom is of a good size and benefits from a convenient en-suite shower room and also enjoys access to the terrace. There is a further double and family bathroom. The property has an extended lease and there is an allocated parking space located adjacent to the block.

ENTRY

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

ENTRANCE HALL

Storage cupboard with shelf, hanging rail and newly installed electrical distribution box. Security entryphone. Telephone point. Power points. Coved ceiling. 2 ceiling lights. Wood floor.

KITCHEN

11' 10" x 8' 5" (3.61m x 2.57m)

North facing window. Range of fitted wall and base units. Stainless steel sink with drainer and mixer tap. Diplomat electric oven with ceramic hob and Elica extractor hood over. Indesit washing machine. Freestanding AEG fridge/freezer and integrated Bosch dishwasher. Work surfaces with upstands. Power points. Coved ceiling. Ceiling light. Wood floor.



LIVING/DINING ROOM

19' 10" x 19' 0" (6.05m x 5.79m)

East facing window. Curtain pole and curtains. Satellite/TV point. Airing cupboard with shelving and lagged hot water cylinder. Storage heater. Power points. Decorative coved ceiling. Recessed ceiling lights. Wood floor. Door to terrace.



TERRACE

Laid to paviours. Painted balustrade. Exterior lights.



BEDROOM ONE

12' 10" x 8' 8" (3.91m x 2.64m) North facing

arched doors to terrace. Curtain pole and curtains. Electric wall mounted heater. Power points. TV point. Coved ceiling. Ceiling light. Wood floor.

EN-SUITE SHOWER ROOM

6' 0" x 5' 8" (1.83m x 1.73m)

Shower cubicle with Mira electric shower and glazed door. Hand basin with mixer tap and mirrored over. Low level WC. Chrome heated towel rail. Extractor fan. Recessed ceiling light. Ceramic tiled floor.

BEDROOM TWO

8' 10" x 8' 2" (2.69m x 2.49m)

North facing window. Roller blind. Power points. Coved ceiling. Ceiling light. Wood floor.

BATHROOM

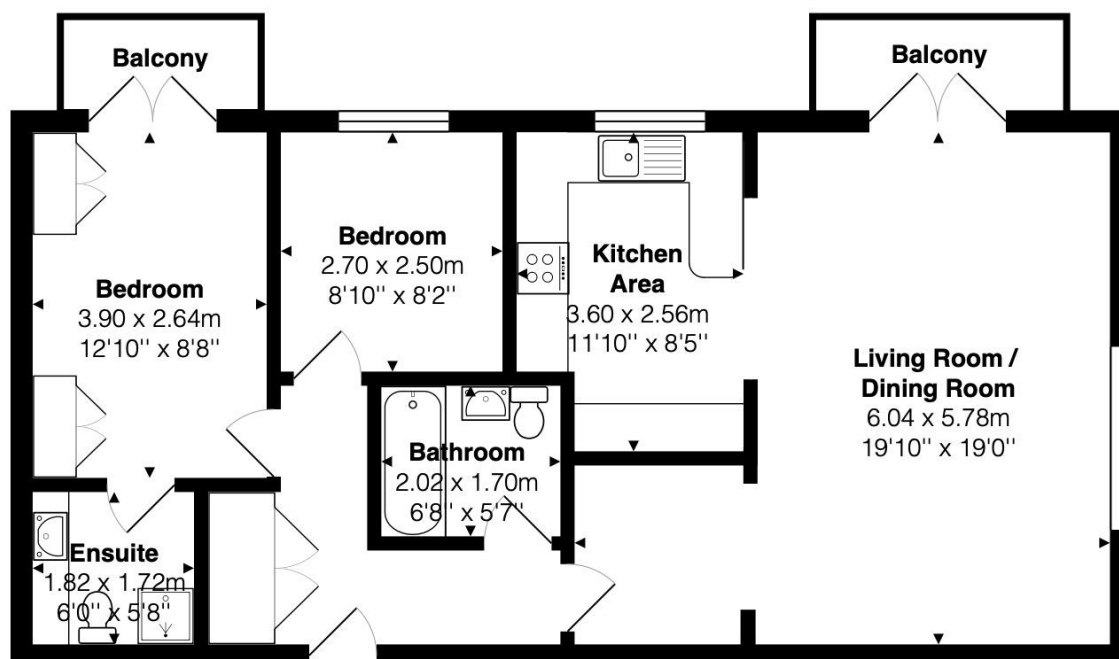
6' 8" x 5' 7" (2.03m x 1.7m)

Panelled bath with mixer tap. Hand basin with mixer tap and mirror over. Low level WC with concealed cistern. Chrome heated towel rail. Recessed ceiling lights. Ceramic tiled floor.

PARKING SPACE

Allocated adjacent to the block.





First Floor

Area: 70.2 m² ... 756 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		
England, Scotland & Wales	EU Directive 2002/91/EC	

TENURE

Leasehold – 130 years remaining

SERVICE CHARGE

£3,856.12 (2025) to include ground rent, service charge, buildings insurance and reserve fund.

COUNCIL TAX BAND

Tax band D

LOCAL AUTHORITY

Brighton & Hove City Council

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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