



Hamilton Court

Brighton Marina Village, BN2 5XD

£332,500 Leasehold

EPC Rating: C

- Two bedroom apartment with views towards the outer harbour
- Fantastic renovated open plan kitchen/lounge/diner, balcony
- Upgraded en-suite, family bathroom
- Parking space, lease extended and furniture included

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.

Don't miss this opportunity to acquire this much improved and beautifully presented top-floor apartment with views towards the outer harbour. This bright and airy 2 bedroom residence is nicely situated within the marina and boasts East, Southeast and South facing aspects. Upon entering the apartment the stylish and spacious open plan kitchen/living area is contemporary in design and is flooded with natural light due to its dual aspect and forms the heart of the home with ample room to entertain. From here there is access to the Southeast facing balcony which itself is not overlooked and with artificial grass it adds a touch of style and comfort, just the perfect spot to enjoy your morning cuppa whilst watching the daily activities unfolding on the outer harbour. The main bedroom, facing South and East, allows

for an abundance of natural light to fill the room creating a bright and tranquil ambiance and again enjoys direct access to the balcony. An updated en-suite shower room adds a touch of luxury and convenience. The second bedroom offers flexibility, whether it be utilised as a cosy guest room, a home office, or even a hobby space. Nearby, a family bathroom provides additional comfort and functionality for residents and visitors alike. One of the highlights of this property is the generous boarded loft, accessible via a ladder. To further enhance the appeal, the lease has been extended, offering peace of mind and long-term investment potential. Additionally, a parking space adjacent to the property ensures convenient and hassle free parking for residents and their guests. The property is being sold with furniture included.

ENTRY

Communal ground floor entrance with security entry system. Stairs to 2nd floor. Individual door to apartment.

ENTRANCE HALL

Security entry phone. Smoke alarm. Cloaks cupboard housing electrical distribution box and shelf. Radiator. Telephone point. Power point. Hatch to loft. Recessed ceiling lights. Wood floor.

OPEN PLAN KITCHEN/LOUNGE/DINER

18' 1" x 16' 11" (5.51m x 5.16m)

KITCHEN AREA : East facing window with fitted shutters. Fully fitted kitchen comprising stainless steel electric oven with ceramic hob and extractor hood over. Integrated fridge, freezer, dishwasher and washing machine. Potterton gas fired boiler. Range of wall and base units. Concealed under unit lighting. 1½ composite sink with mixer tap and drainer. Breakfast bar with matching worktops and tiled splashbacks. Power points. Radiator. Recessed ceiling lights, breakfast bar lighting and wall light. Wood floor.

LOUNGE AREA :

East facing window with fitted shutters. Sky/TV point. Telephone point. Radiator. Power points. Coved ceiling. Recessed ceiling lights. Wood floor. Door to Southeast facing balcony with fitted venetian blind.

BALCONY

Southeast facing with views towards the outer harbour. Painted balustrade. Artificial grass. Exterior light.

BEDROOM ONE

13' 9" x 11' 5" (4.19m x 3.48m)

South facing window with views towards outer harbour. Fitted venetian blind. TV point. Telephone point. Power points. Coved ceiling. Recessed ceiling lights. Fitted carpet. East facing door onto Southeast facing balcony with views towards outer harbour. Curtain pole and curtains.

ENSUITE SHOWER ROOM

Fully tiled. White contemporary suite comprising of shower cubicle with folding glass door. Hand basin set on vanity unit with mixer tap. Large wall mirror over. Mirrored bathroom cabinet. Low level WC with concealed cistern. Heated towel rack. Extractor fan. Recessed ceiling lights. Ceramic tiled floor.

BEDROOM TWO

13' 9" x 6' 11" (4.19m x 2.11m)

South facing window with views towards the outer harbour. Fitted venetian blind. Power points. Radiator. Airing cupboard housing hot water tank with immersion heater and slatted shelf. Coved ceiling. Recessed ceiling lights. Fitted carpet.

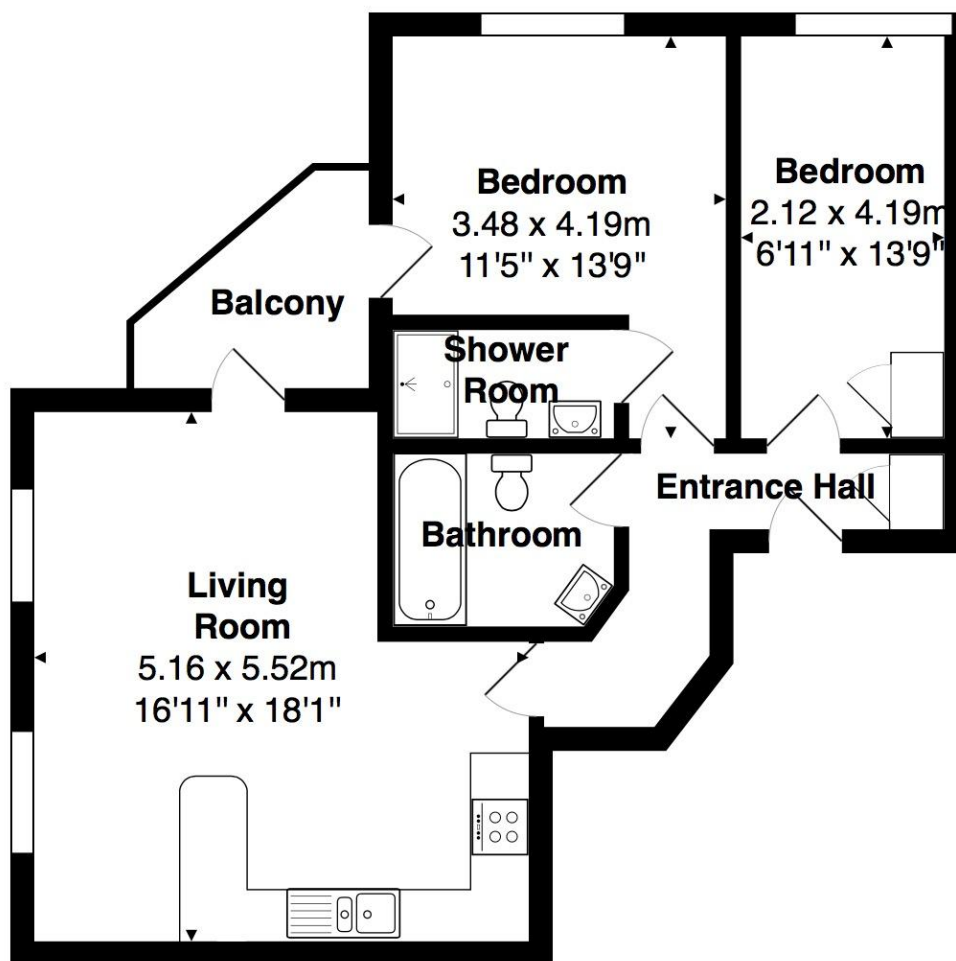
BATHROOM

Part tiled. White suite comprising panelled bath with mixer tap and wall mounted shower. Glazed shower screen. Hand basin with mixer tap. Mirror with striplight/shaver point over. Low level WC. Radiator. Extractor fan. Recessed ceiling light. Wood floor.

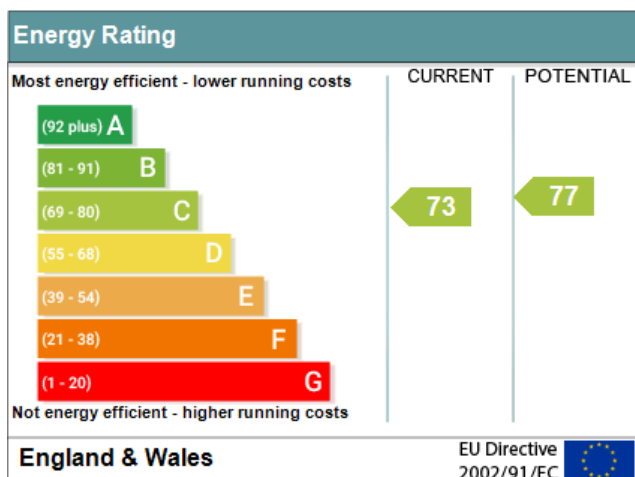
PARKING SPACE

Allocated adjacent to the property.





Third Floor
Area: 60.0 m² ... 646 ft²



COUNCIL TAX BAND

Tax band E

TENURE

Leasehold – 130 years remaining.

SERVICE CHARGE

£3,669.27 (2025) to include ground rent, service charge, buildings insurance and reserve fund.

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 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