



Hamilton Court

Brighton Marina Village, BN2 5XD

£325,000 Leasehold

EPC Rating : C

- South facing, 1st, floor, 2 bedroom apartment
- View towards both the inner and outer harbours
- Living/dining room with balcony and fitted kitchen
- En-suite, bathroom and parking space

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.

This bright, first floor, 2 bedroom apartment enjoys a sunny South facing aspect with views towards the outer harbour and direct views of the inner harbour to the rear! The good sized living/dining room has plenty of space to entertain and leads onto the South facing balcony with views towards the outer harbour. Onto the kitchen, with the most delightful views over the inner harbour, is well equipped and includes all appliances. The main bedroom benefits from the sunny South aspect and, for convenience, an en-suite shower room. With peaceful views directly over the inner harbour bedroom 2 is a tranquil retreat with access to the main bathroom. There is an allocated parking space opposite the block.

ENTRY

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

ENTRANCE HALL

Security entry phone. Cloaks/storage cupboard with shelf and housing electrical distribution box. Airing cupboard with fully insulated hot water tank, immersion heater and slatted shelves. Smoke alarm. Telephone point. Radiator. Power point. Fitted carpet.

KITCHEN

8' 2" x 7' 6" (2.49m x 2.29m)

Fitted kitchen with appliances comprising Ariston electric oven with gas hob and extractor hood over. Candy freestanding fridge/freezer and Bendix washing machine. Single white sink with drainer and mixer tap. Range of fitted cupboards under and over with concealed lighting. Worktops with tiled splashbacks. Glow worm gas boiler. Central heating programme controls. Power points. Ceiling light. Radiator. North facing window overlooking the inner harbour. Ceramic tiled floor.

LIVING/DINING ROOM

19' 0" x 11' 5" (5.79m x 3.48m)

Sky/TV point. Telephone point. Power points. 2 radiators. Central heating thermostat. Coved ceiling. 2 wall lights and 2 ceiling lights. Glazed double doors giving access to balcony. Venetian blinds. Fitted carpet.

BALCONY

South facing with views towards the outer harbour. Painted balustrade. Exterior balcony



BEDROOM ONE

11' 6" x 10' 2" (3.51m x 3.1m)

South facing window with fitted venetian blind. Radiator. TV point. Power points. Ceiling light. Fitted carpet.

EN-SUITE SHOWER ROOM

Part tiled. White suite comprising pedestal wash hand basin with mixer tap. Wall mounted medicine cabinet with striplight/shaver point over.

Glass shelf. Tiled shower cubicle with Aqualisa shower and glazed door. Low level WC. Obscured glass window. Radiator. Ceiling light. Extractor fan. Vinyl floor.

BEDROOM TWO

10' 2" x 8' 2" (3.1m x 2.49m) North facing window with views directly over the inner harbour. Venetian blind. Radiator. Power points. Ceiling light. Fitted carpet.



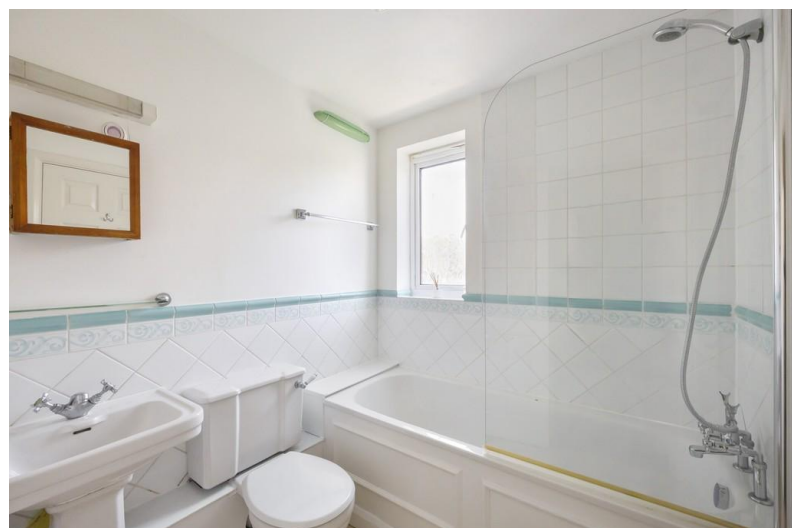
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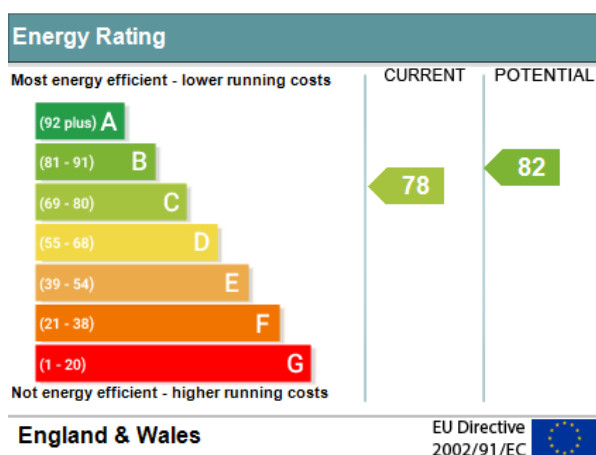
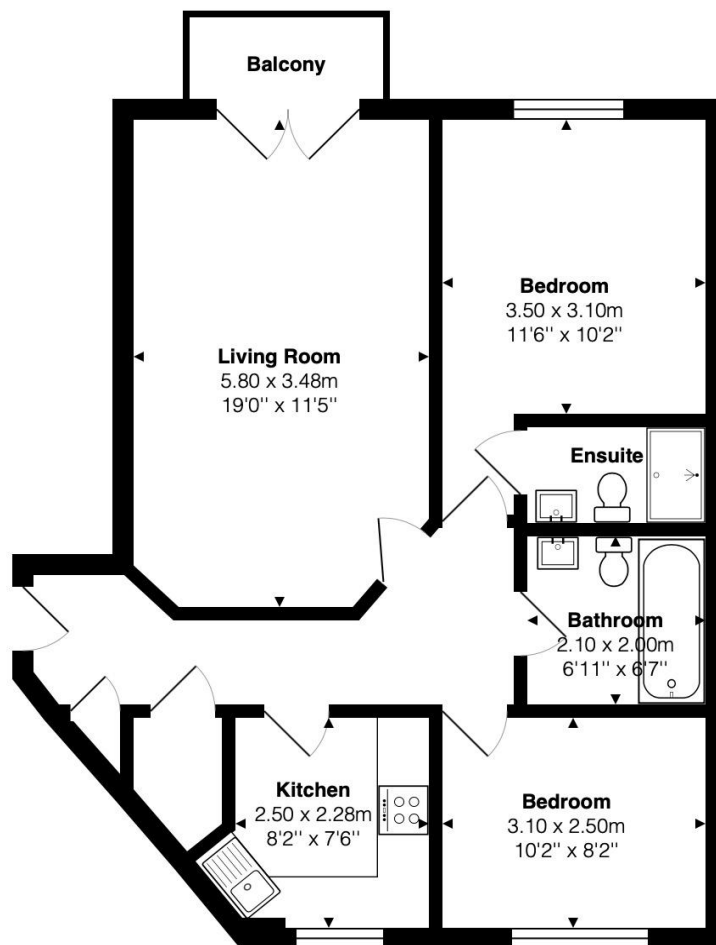
6' 11" x 6' 7" (2.11m x 2.01m)

Part tiled. White suite comprising panelled bath with Edwardian style mixer tap and wall mounted shower. Pedestal wash hand basin with mixer tap. Striplight/shaver point. Low level WC. Obscured glass window. Radiator. Ceiling light. Extractor fan. Ceramic tiled floor.

PARKING SPACE

Allocated opposite the block.





TENURE

Leasehold – 80 years remaining

SERVICE CHARGE

£3,787.66 (2025) to include ground rent, service charge, buildings insurance and reserve fund.

COUNCIL TAX BAND

Tax band E

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