

Copenhagen Court

Brighton Marina Village, BN2 5XL

£665,000 Leasehold

EPC Rating : C

- East facing larger than average 3 bedroom duplex
- Outer harbour, lock and sea/coastal views
- Kitchen, dining room, balcony, generous living room
- 3 en-suites, terrace and balcony, 2 parking spaces

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 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 larger than average, beautifully presented three bedroom penthouse spans two impressive levels and offers versatile, light filled accommodation with captivating views over the marina lock, outer harbour, sea and coastline! Upon entering on the lower level the large welcoming hallway has deep storage cupboards to accommodate your everyday items and sweeps around to the well appointed galley kitchen. There is great potential, if desired, (subject to planning consent) to open into the adjacent dining room creating a perfect contemporary open plan entertaining space and, with access to the balcony, would create a seamless indoor/outdoor living experience! Staying on this level there are 2 spacious bedrooms; one with super sea views to the East and an en-suite shower room for privacy and the other with easy access to a convenient family bathroom. Ascend to the upper level where double doors invite you into a generously sized living room that leads out to a private terrace offering breathtaking vistas of the sea, coastline and harbour. A well proportioned third bedroom on this level enjoys distant city views and its own en-suite shower room making it a flexible space for guests, a home office, or a peaceful retreat. Freshly decorated throughout this penthouse is ready to move into and comes with the two allocated parking spaces.

ENTRY

Communal ground floor entrance with security entry system. Stairs to upper floors. Individual door to apartment.

ENTRANCE HALL

Security entry phone. Radiator. Smoke alarm. Electrical distribution box. Storage cupboard housing Megaflow hot water tank. Understairs storage cupboard. Coved ceiling. 2 ceiling lights. Wood effect floor. Stairs with fitted carpet to top floor.

KITCHEN

8' 7" x 7' 0" (2.62m x 2.13m)

Fully fitted kitchen comprising range of wall and base units; Whirlpool gas hob with electric fan assisted double oven under and chimney style extractor hood over. Integrated Amica dishwasher, freestanding Hisense fridge/freezer and Beko washing machine. Stainless steel sink with single drainer and mixer tap. Worktops with tiled splashbacks. Worcester gas boiler. TV and telephone points. Power points. Ceiling light. Ceramic tiled floor.



DINING ROOM

12' 7" x 12' 3" (3.84m x 3.73m)

East facing doors giving access to balcony. Radiator. Power points, Satellite/TV point. Hyperoptic enabled point. Ceiling light. Wood effect floor.

BALCONY

East facing super harbour, sea and coastal views. Painted balustrade. Exterior light.

BEDROOM ONE

18' 7" x 10' 6" (5.66m x 3.2m)

East facing window giving views over the marina lock, outer harbour with sea and coastal views. Radiator. Power points. Ceiling light. Wood effect floor.

EN-SUITE SHOWER ROOM

Part tiled. White suite comprising glazed shower cubicle with wall mounted shower. Hand basin with mixer tap. Low level WC. Radiator. Extractor fan. Ceiling light. Vinyl floor.

BEDROOM TWO

19' 4" x 10' 6" (5.89m x 3.2m)

2 West facing windows. 2 radiators. Power points. TV and telephone points. 2 ceiling lights. Wood effect floor.

BATHROOM

8' 7" x 6' 3" (2.62m x 1.91m)

Part tiled. White suite comprising panelled bath with mixer tap and hand held shower. Hand basin with mixer tap. Low level WC. Radiator. Extractor fan. Ceiling light. Vinyl floor.



LANDING

Smoke alarm. Security entry phone. Power points. Hatch to loft with drop down ladder. Coved ceiling. Ceiling light. Fitted carpet. Door giving access to communal hall.

LIVING ROOM

22' 10" x 14' 5" (6.96m x 4.39m)

East facing window giving views over the lock, outer harbour, sea and coastal views. 2 radiators. Power points. TV and telephone point. Coved ceiling. 2 ceiling lights. Fitted carpet. East facing balcony.

TERRACE

Stretching the width of the property offering fine views over the marina lock, outer harbour, sea and coastal views. Painted balustrade. Exterior light.

BEDROOM THREE

20' 11" x 17' 8" (6.38m x 5.38m)

West facing windows with distant views towards the city. 2 radiators. TV point. Power points. 2 ceiling lights. Fitted carpet.

EN-SUITE SHOWER ROOM

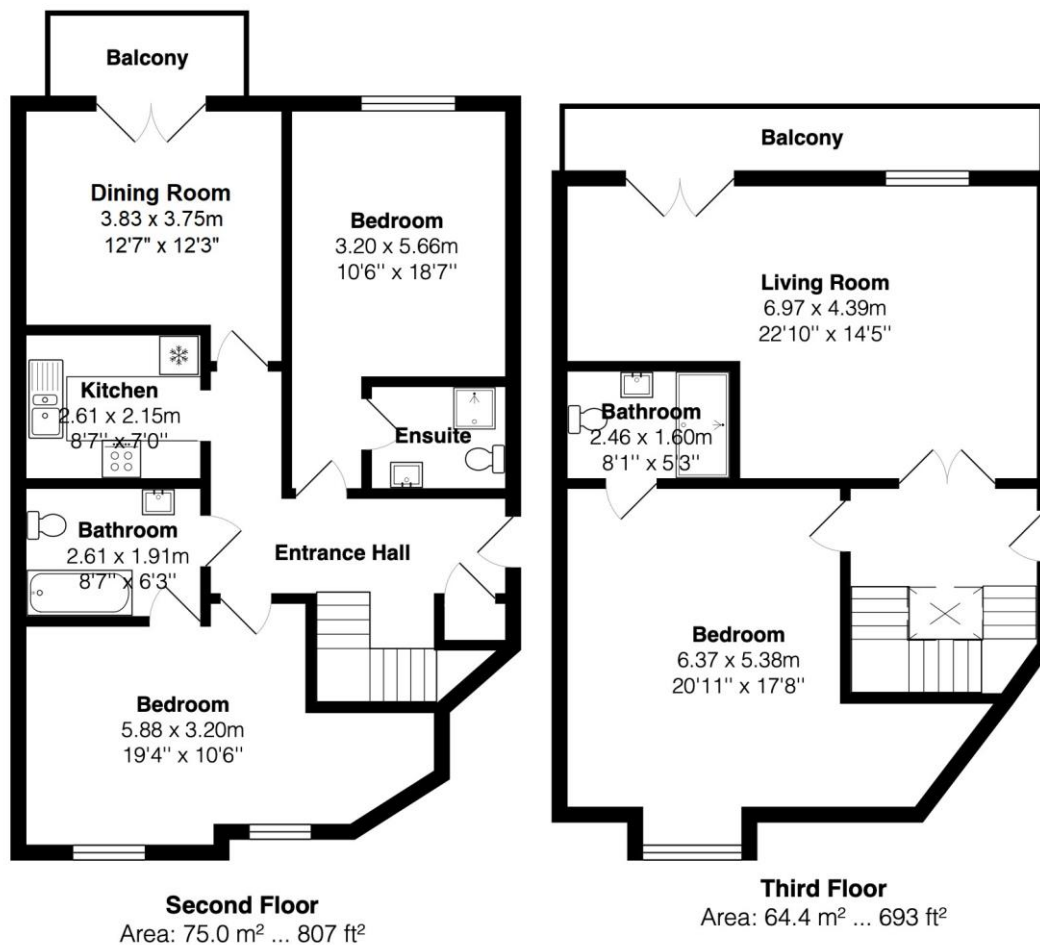
Part tiled. White suite comprising panelled bath with mixer tap, wall mounted shower and glazed screen. Hand basin with mixer tap and light/shaver point over. Extractor fan. Radiator. Ceiling light. Ceramic tiled floor.

PARKING SPACE

2 allocated spaces with Copenhagen Court.

PLEASE NOTE FURNISHED IMAGES ARE CGI.





Total Area: 139.3 m² ... 1500 ft² (excluding balcony & Terrace)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(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	

LEASE

80 years remaining.

SERVICE CHARGE

£6,240.76 per annum (2025) to include ground rent service charge, insurance and reserve fund.

COUNCIL TAX BAND

Tax band G

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