

## Merton Court

Brighton Marina Village, BN2 5XZ

**£420,000 Leasehold**

EPC Rating : C

- South/West facing 2 bedroom apartment with outer harbour views
- Living room and main bedroom with access to the balcony
- Fitted kitchen, en-suite shower room and bathroom
- Parking space within the courtyard, lease extended





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.

Watch the world go by from this well presented South/West facing, 1st floor, 2 bedroom apartment with fantastic direct outer harbour views! The bright living/dining room enjoys super views across the harbour and is bathed in natural sunlight all day due to its wonderful South facing aspect and enjoys access to the Southwest facing balcony, the perfect spot to watch the sunset over the boats. With a dual aspect the main bedroom delights with the harbour views and benefits from an en-suite shower room and equally has access to the balcony. There is a further double bedroom, a fully fitted kitchen and family bathroom. The property comes with an allocated parking space within the courtyard and an extended lease.

#### ENTRY

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

#### ENTRANCE HALL

Security entry phone. Smoke alarm. Telephone point. Cloaks cupboard with shelf and gas meter. Electrical distribution box. Radiator. Coved ceiling. Two ceiling lights. Wood laminate floor.

#### KITCHEN

8' 3" x 7' 5" (2.51m x 2.26m)

Internal window with views through to outer harbour. Whirlpool electric oven with gas hob and extractor hood over. Indesit fridge and washer/dryer. Stainless steel sink with mixer tap and drainer. Range of wall and base units with concealed lighting. Potterton gas fired boiler. Worktops with tiled splashbacks. Cupboard housing HW tank and slatted shelf. Radiator. Power points. Ceiling light. Ceramic tiled floor.

#### LIVING/DINING ROOM

19' 10" x 15' 4" (6.05m x 4.67m)

Two South facing windows with views directly over the outer harbour. Venetian blinds. Two radiators. Satellite/TV point. Telephone point. Power points. Coved ceiling and two ceiling lights. Wood laminate floor. Glazed door giving access to balcony.



## BALCONY

Southwest facing with lovely views over the outer harbour. Painted balustrade. Exterior light.



## BEDROOM ONE

14' 4" x 11' 10" (4.37m x 3.61m)

West facing window with views towards the outer harbour. Venetian blind. Radiator. Satellite/TV and telephone points. Power points. Ceiling light. Wood laminate floor. Glazed door with direct views over the outer harbour giving access to Southwest facing balcony. Curtain pole, curtains and venetian blind.

## EN-SUITE SHOWER ROOM

White suite comprising hand basin with mixer tap. Mirror with striplight/shaver point over. Tiled shower cubicle with glazed door. Low level WC. Radiator. Ceiling light. Extractor fan. Small Southwest facing window. Bamboo wood floor.

## BEDROOM TWO

14' 4" x 7' 8" (4.37m x 2.34m)

West facing window with views towards the outer harbour. Venetian blind. Radiator. Power points. Ceiling light. Wood laminate floor.

## BATHROOM

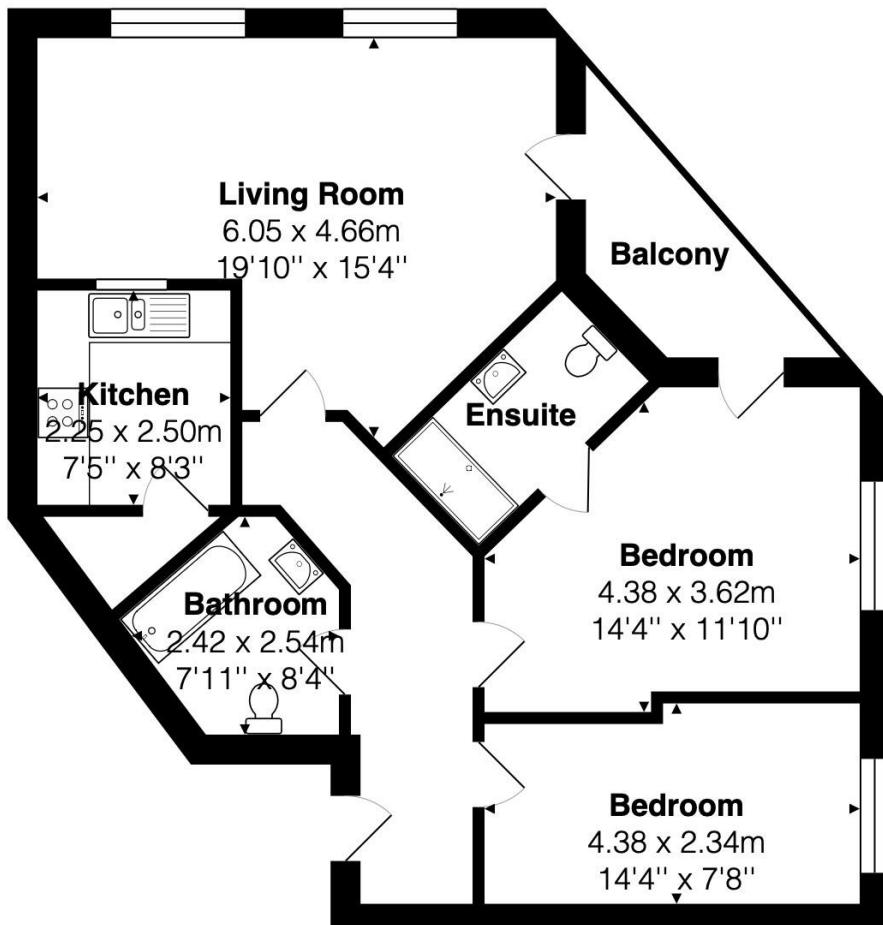
8' 4" x 7' 11" (2.54m x 2.41m)

Part tiled. White suite comprising panelled bath with mixer tap and hand held shower attachment. Glazed screen. Hand basin with mixer tap. Mirror with striplight/shaver point over. Long line bathroom cabinet. Low level WC. Radiator. Ceiling light. Extractor fan. Bamboo wood floor.

## PARKING SPACE

Allocated within the courtyard.





**First Floor**  
Area: 73.2 m<sup>2</sup> ... 788 ft<sup>2</sup>

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

#### TENURE

Leasehold - 129 years remaining.

#### SERVICE CHARGE

£3,549.64 per annum (2026) to include ground rent, service charge, buildings insurance and reserve fund.

#### LOCAL AUTHORITY

Brighton & Hove City Council

#### COUNCIL TAX BAND

Tax band E

#### 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 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