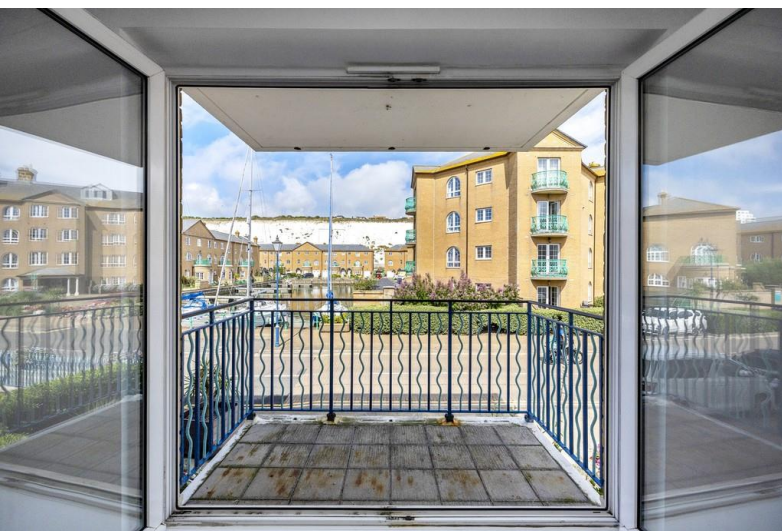




Merton Court

Brighton Marina Village, BN2 5XZ

£350,000 Leasehold

EPC Rating : C

- Two bedroom apartment with views towards inner harbour
- Living/dining room with balcony, fully fitted kitchen
- En-suite shower room and bathroom
- Rarely available garage, lease extended, chain free

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 adding to its well established reputation as a very attractive and sought after location to live, work and play.

Having been newly redecorated throughout with new carpets to the main rooms this 2 double bedroom apartment is ready to go and comes to the market chain free! The living/dining room is a spacious area with plenty of room to entertain and enjoys views towards the marina's inner harbour and has access onto the balcony. Equally benefitting from those water views is the main bedroom which comes with fitted wardrobes and the convenience of an en-suite shower room. The second bedroom is of a good size and has the advantage of access to the family bathroom. The fitted kitchen is equipped with all you need and the property comes with a rarely available garage and for peace of mind the lease has been extended.

ENTRY

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

ENTRANCE HALL

Security entry phone. Cloaks cupboard housing electricity distribution box, gas meter and shelf. Smoke alarm. Radiator. Ceiling light. Coved ceiling. Telephone point. Power point. Fitted carpet.

KITCHEN

10' 7" x 5' 10" (3.23m x 1.78m)

South facing window overlooking courtyard. Fitted kitchen comprising Beko electric oven with 4 ring gas hob and Whirlpool extractor hood over. Indesit washing machine. Freestanding fridge. 1½ stainless steel sink unit with mixer tap and single drainer. Worktop with tiled splash backs and range of fitted cupboards over and under. Worcester gas combination boiler. Under unit lighting. Power points. Radiator. Ceiling light. Vinyl floor.

LIVING/DINING ROOM

19' 2" x 12' 0" (5.84m x 3.66m)

Glazed double doors with views towards the inner harbour and giving access to balcony. High level window. Central heating thermostat. Power points. Satellite/TV point. 2 radiators. Coved ceiling. 2 ceiling lights. Fitted carpet.

BALCONY

Views towards the inner harbour. Painted balustrades and exterior light.

BEDROOM ONE

19' 2" x 10' 1" (5.84m x 3.07m)

With views towards the inner harbour. Fitted double wardrobes with mirrored doors and over bed cupboards. Radiator. TV point. Power points. 2 ceiling lights. Fitted carpet.

EN-SUITE SHOWER ROOM

Glazed shower cubicle with Bristan chrome shower. Hand basin with mixer tap. Mirror with striplight/shaver point over. Low level WC. Radiator. Extractor fan. Ceiling light. Vinyl floor.

BEDROOM TWO

12' 3" x 9' 0" (3.73m x 2.74m)

South facing window with views over courtyard. Airing cupboard with slatted shelf. Radiator. Power points. Ceiling light. Fitted carpet.



BATHROOM

6' 7" x 6' 3" (2.01m x 1.91m)

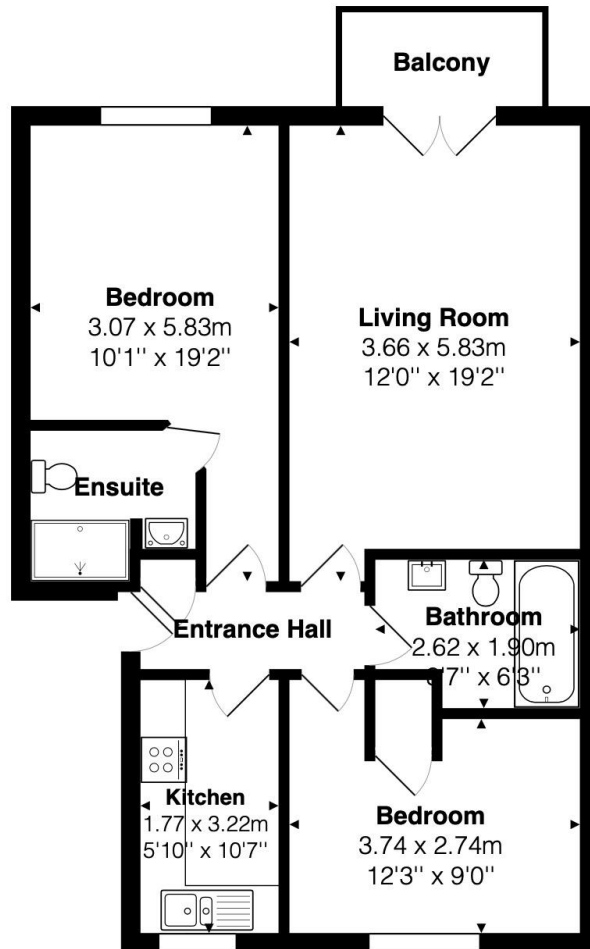
Panelled bath with hand held shower and mixer tap. Hand basin with mixer tap. Wall mounted mirror with striplight/shaver point over. Low level WC. High level window. Radiator. Ceiling light. Extractor fan. Vinyl floor.



GARAGE

Single garage with up and over door. Strip light. Power points. Storage cupboard.





First Floor

Area: 66.4 m² ... 715 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(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	

SERVICE CHARGE

£3,307.09 (2025) to include ground rent, service charge, buildings insurance and reserve fund.

TENURE

Leasehold – 130 years remaining

LOCAL AUTHORITY

Brighton & Hove City Council

COUNCIL TAX BAND

Tax band - D

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