



## Britannia Court

Brighton Marina Village, BN2 5SF

- West facing, first floor, 2 bedroom apartment
- Living/dining room with access to balcony
- Updated kitchen, en-suite and bathroom
- Rarely available garage and lease extended

**£349,950** Leasehold

EPC Rating : C

**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 (London Victoria 54 mins). 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 24 hour supermarket, and most importantly the assurance of a round the clock security team backed up by experienced onsite management.

Located on the first floor, this well presented 2 bedroom apartment enjoys a favoured West facing aspect with good views towards the outer harbour. The spacious living/dining room leads onto the West facing balcony providing a perfect spot to soak up some afternoon sun and watch the daily activities of the vibrant marina go by! The main bedroom also enjoys views towards the harbour and benefits from an updated en-suite shower room and there is a further double bedroom with an updated bathroom adjacent. The kitchen, again updated, is well equipped with all you need and for peace of mind the lease has been extended. Parking for the property is a rarely available garage which is allocated within the courtyard adjacent to the communal entrance.

## ENTRY

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

## ENTRANCE HALL

Giving access to all rooms. Security entry phone. Smoke alarm. Lit storage cupboard housing Hotpoint freezer, electrical distribution box and power points. Airing cupboard with slatted shelving. Telephone point. Hyperoptic enabled point. Power point. Coved ceiling. Recessed ceiling spotlights. Radiator. Ceramic tiled floor.

## KITCHEN

11' 10" x 8' 3" (3.61m x 2.51m) Fitted kitchen comprising Bosch electric oven and Ignis electric hob with Bosch extractor hood over. Freestanding Russell Hobbs fridge, Hoover washer/dryer and Hotpoint slimline dishwasher. Stainless steel sink unit with mixer tap and drainer. Range of fitted cupboards and work surfaces with tiled splashbacks. Under unit lighting. Worcester gas fired combination boiler. Radiator. Power points. High level East facing window. Venetian blind. Ceiling light. Ceramic tiled floor.

## LIVING/DINING ROOM

18' 1" x 11' 8" (5.51m x 3.56m)

West facing French doors giving views towards the outer harbour. Curtain pole and curtains. 2 radiators. Satellite/TV point. Power points. Coved ceiling. 2 ceiling lights. Wood flooring.

## BALCONY

West facing with views towards the outer harbour. Exterior light. Painted balustrades.



## BEDROOM ONE

18' 1" x 10' 4" (5.51m x 3.15m)

West facing window with views towards the outer harbour. Fitted roller and Roman blinds. Radiator. Power points. 2 ceiling lights. Fitted carpet.

## EN-SUITE SHOWER ROOM

White contemporary suite comprising tiled shower cubicle with glazed door. Hand basin with mixer tap. Mirror with striplight/shaver point over. Low level WC. Chrome heated towel rail. Extractor fan. Recessed ceiling spotlights. Ceramic tiled floor.

## BEDROOM TWO

11' 6" x 9' 10" (3.51m x 3m)

East facing window overlooking courtyard. Fitted roller and Roman blinds. Fitted double wardrobe. Radiator. Power points. Ceiling light. Fitted carpet

## BATHROOM

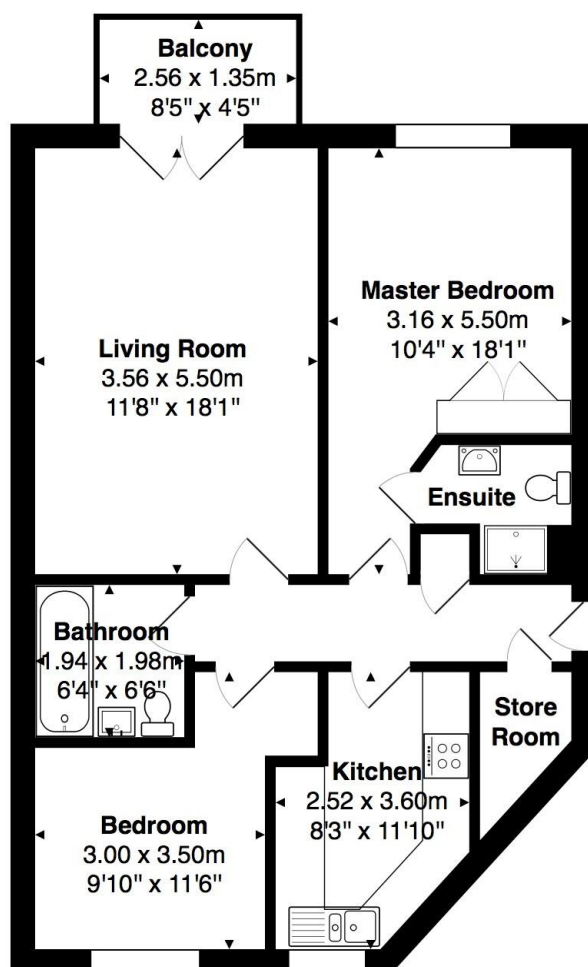
6' 6" x 6' 4" (1.98m x 1.93m)

White contemporary suite comprising panelled bath with taps, wall mounted shower and glazed screen. Hand basin with mixer tap. Large mirror with striplight/shaver point over. Low level WC. Chrome heated towel rail. Extractor fan. Recessed ceiling spotlights. Ceramic tiled floor.

## GARAGE

Up and over door with strip light, electrical distribution box and power points.





### First Floor

Area: 69.3 m<sup>2</sup> ... 746 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>                            | 80                      | 82        |
| (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 – 130 years remaining

### SERVICE CHARGE

£3,333.11 (2025) per annum to include ground rent, service charge, buildings insurance and reserve fund.

### LOCAL AUTHORITY

Brighton and 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 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