



## Hamilton Court

Brighton Marina Village, BN2 5XD

**£265,000** Leasehold

EPC Rating : C

- Rarely available, ground floor, 1 bedroom apartment
- South facing living room, access to patio
- Fitted kitchen and full bathroom
- Allocated parking space and lease extended

**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.

Rarely available, this delightful one bedroom ground floor apartment enjoys a highly sought-after south facing aspect, offering views towards the outer harbour and superb inner harbour vistas to the rear. The spacious living/dining room is filled with natural light, creating a warm and welcoming atmosphere, and opens directly onto a paved patio overlooking the courtyard. Adjacent to the living area, the separate kitchen is well equipped, with the potential (subject to consent) to be opened into the living room for a more contemporary open plan design. The spacious bedroom benefits from direct tranquil inner harbour views, while the property is completed by a well appointed full bathroom. Additional features include an allocated parking space conveniently located opposite the block and the reassurance of an extended lease. This charming apartment combines natural light, waterside views and practical living in a rare ground floor setting.

## ENTRY

Communal ground floor entrance hall with security entry phone system. Individual door to apartment.

## ENTRANCE HALL

Security entry phone. Cloaks/storage cupboard with electrical distribution box. Smoke alarm. Telephone point. Radiator. Coved ceiling. Ceiling light. Wood laminated floor.

## KITCHEN

8' 4" x 4' 10" (2.54m x 1.47m) East facing window with direct views over the inner harbour. Roller blind. Fitted kitchen with range of cupboards. Ignis gas hob with concealed extractor hood over and Beko electric oven. Freestanding Indesit fridge and washer/dryer. Worktops with tiled splashbacks. Stainless steel sink with mixer tap and drainer. Concealed Vaillant gas combination boiler. Power points. Radiator. Coved ceiling. Ceiling light. Vinyl floor.



### LIVING ROOM

17' 7" x 11' 5" (5.36m x 3.48m)

South facing French doors to patio. Curtain pole. Radiator. Power points. Satellite/TV point. Telephone and Hyperoptic enabled point. Coved ceiling. 2 ceiling and 2 wall lights. Wood laminate floor.



### PATIO

Paved South facing patio overlooking courtyard and with views towards the outer harbour. Exterior light.

### BEDROOM

11' 9" x 9' 8" (3.58m x 2.95m)

North facing window directly overlooking inner harbour. Curtain pole. Radiator. Telephone point. TV point. Power points. Ceiling light. Wood laminate floor.



### BATHROOM

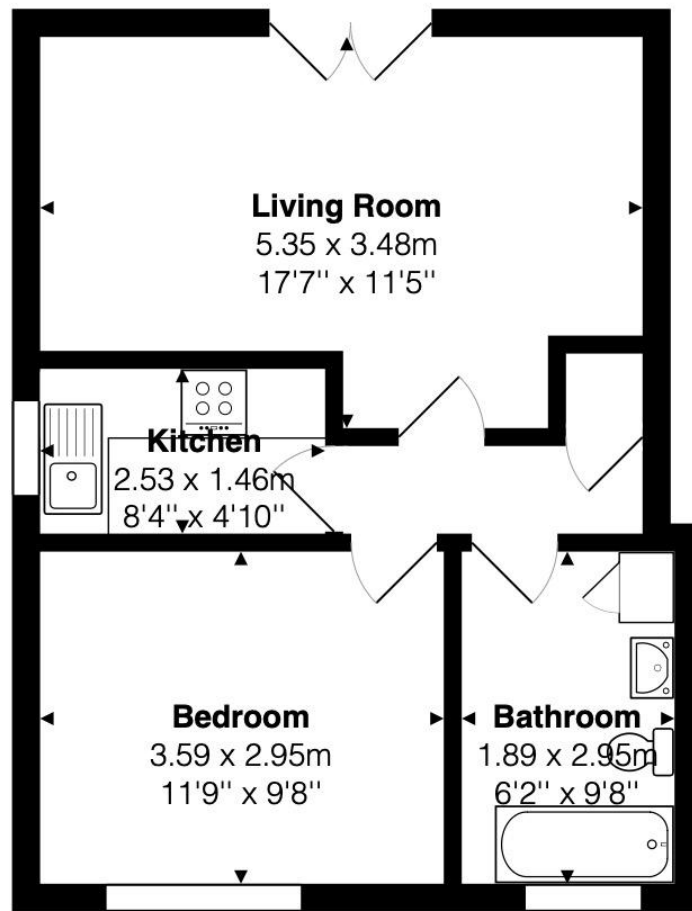
9' 8" x 6' 2" (2.95m x 1.88m)

Part tiled. North facing window obscured glazed window with views over the inner harbour. Roller blind. White suite comprising panelled bath with taps and wall mounted shower over. Glazed shower screen. Hand basin with mixer tap and striplight/shaver point over. Mirrored bathroom cabinet. Low level WC. Airing cupboard. Radiator. Ceiling light. Extractor fan. Vinyl floor.

### PARKING SPACE

Allocated opposite the property.





**Ground Floor**  
Area: 41.1 m<sup>2</sup> ... 443 ft<sup>2</sup>

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

#### TENURE

Leasehold – 129 years remaining.

#### SERVICE CHARGE

£2,603.80 (2025) to include ground rent, service charge, buildings insurance and reserve fund.

#### 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