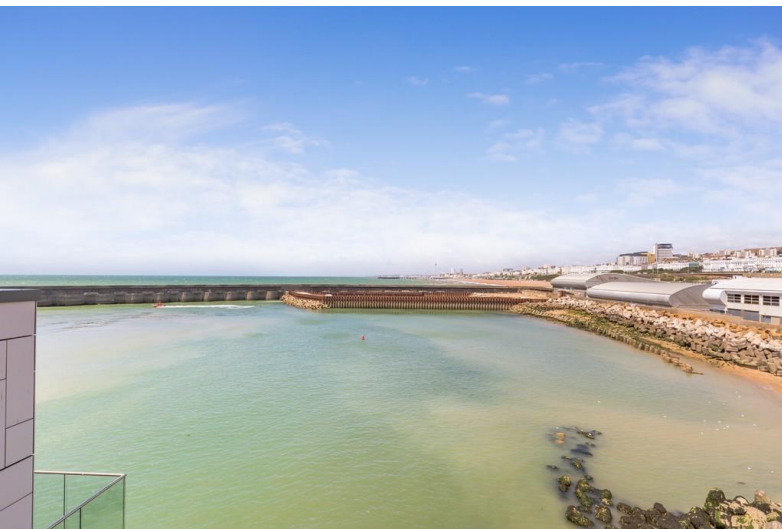




## 9 Orion, The Boardwalk

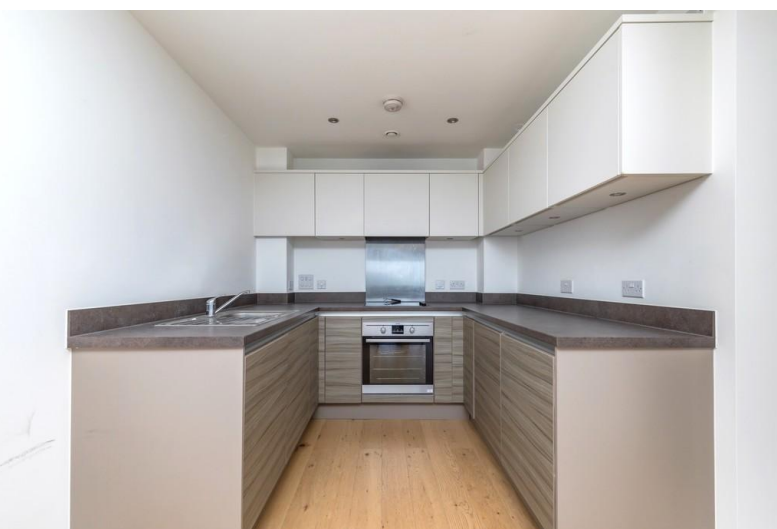
Brighton Marina Village, BN2 5ZD

**£350,000** Leasehold

EPC Rating : B

- West facing apartment with harbour, sea and coastal views
- Open plan kitchen/living room, balcony
- 2 bedrooms, en-suite and bathroom
- Utility and storage cupboards, permit parking, tenants in situ

**H<sub>2</sub>O**  
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.

This well presented, West facing, 2 bedroom apartment enjoys fabulous harbour, sea and coastal views from all the main rooms! As you enter, the spacious hallway leads you naturally into the open plan kitchen/living room that creates a wonderful blended space for entertaining. From here the West facing balcony delights with super views over the harbour, sea and towards Brighton Pier. There are 2 well proportioned bedrooms with the main bedroom featuring an en-suite shower room providing a touch of luxury and convenience and there is a further family bathroom. The property benefits from a useful utility cupboard and a further large lit storage cupboard. For parking there is secure underground permit parking, providing peace of mind and hassle-free parking for residents. Tenants in situ.

## ENTRY

Communal ground floor entrance with security entry system. Lift and stairs to 2nd floor. Mail box. Individual door to apartment.

## ENTRANCE HALL

Security entry phone. Radiator. Smoke alarm. Power points. Lit utility cupboard housing, AEG washer/dryer, electrical distribution board, venting system, electric meter, heat interface unit, power points, Hyperotic and BT points. Further large lit storage cupboard. 2 ceiling lights. Wood floor.

## OPEN PLAN KITCHEN/LIVING ROOM

33' 2" x 12' 0" (10.11m x 3.66m)

Kitchen : Range of Paula Rosa wall and base units. AEG appliances including stainless steel oven, ceramic hob and concealed extractor hood over. Integrated under counter fridge, freezer and dishwasher. Stainless steel sink with mixer tap and drainer. Worktops with matching upstands. Power points. Recessed ceiling lights. Wood floor.

Living area : West facing windows with fine views over the outer harbour and to sea. Door to balcony. Fitted pleated blinds. Thermostat. 2 radiators. Power points. Satellite/TV point. Telephone points. Recessed ceiling lights. Wood floor.

### BALCONY

West facing with views across outer harbour, sea, coast and Brighton Pier. Glass balustrade. Exterior light.

### BEDROOM ONE

17' 11" x 12' 2" (5.46m x 3.71m)

West facing windows with direct views over the outer harbour and to sea. Fitted pleated blinds. Double fitted wardrobe with sliding mirrored doors. Radiator. Thermostat. TV point. Telephone points. Power points. Ceiling light. Fitted carpet.

### EN-SUITE SHOWER ROOM

7' 10" x 5' 1" (2.39m x 1.55m)

Part tiled. Contemporary suite comprising large double shower cubicle with wall mounted chrome shower. Hand basin with mixer tap. Large wall mirror and striplight/shaver point. Low-level WC with concealed cistern. Heated chrome towel rack. Recessed ceiling lights. Ceramic tiled floor



### BEDROOM TWO

13' 11" x 9' 6" (4.24m x 2.9m) West facing windows with direct views over the outer harbour and to sea. Fitted pleated blinds. Power points. Ceiling light. Fitted carpet.

### BATHROOM

8' 6" x 6' 7" (2.59m x 2.01m) Part tiled.

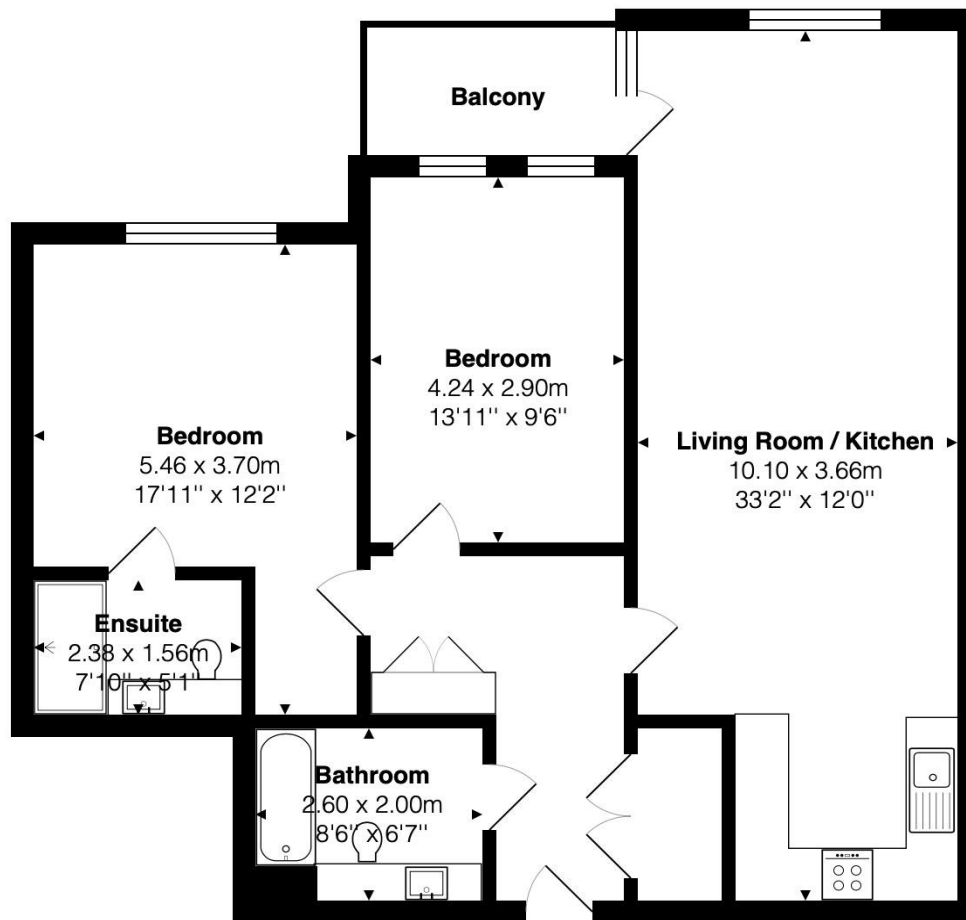
Contemporary suite comprising panelled bath with mixer taps and wall mounted chrome shower over. Glazed shower screen. Hand basin with mixer tap. Large wall mirror and striplight/shaver point. Low level WC with concealed cistern. Chrome heated towel rack. Recessed ceiling lights. Ceramic tiled floor.



### PARKING

Secure underground parking available with a car park licence. £654.00 per annum (2023).





#### Second Floor

Area: 86.6 m<sup>2</sup> ... 932 ft<sup>2</sup>

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            | 87      | 87        |
| (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 & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

#### SERVICE CHARGE

£5,388.18 per annum (2025) to include ground rent, service charge, insurance and reserve fund.

#### TENURE

Leasehold – 130 years remaining.

#### LOCAL AUTHORITY

Brighton & Hove City Council

#### COUNCIL TAX BAND

Tax band E

#### OFFICE

34 Waterfront, Brighton Marina Village,  
Brighton, East Sussex, BN2 5WA

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www.h2ohomes.co.uk

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