



Neptune Court

Brighton Marina Village, BN2 5SL

£750,000 Leasehold

EPC Rating : C

- Stunning refurbished South facing penthouse with harbour/sea views
- Open plan kitchen/living/dining room, balcony and terrace
- 3 double bedrooms, 2 en-suites and bathroom
- Garage located within courtyard

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 supermarket, and most importantly the assurance of a round the clock security team backed up by experienced onsite management.

If you are looking for a unique property with WOW factor then this beautifully refurbished, South facing penthouse may just fit the bill and comes with all the main furniture included too! Upon entry to the third floor there are 3 stylish bedrooms. The indulgent main bedroom enjoys fantastic views over the outer harbour and is further enhanced with access to a South facing balcony. The 2nd bedroom equally enjoys harbour views and both of these bedrooms have access to simply gorgeous en-suite shower rooms. There is a 3rd bedroom with the most decadent, luxurious bathroom situated adjacent. Ascend to the top floor where you are met with the jaw dropping open plan kitchen/living/dining room with its bespoke hand painted 'Brighton' scene wall mural. South facing with fantastic views over the harbour and sea this room was built for entertaining! The kitchen has everything you need with integrated appliances to keep the look sleek and seamless. The dining area is perfectly situated by the bi-fold doors allowing exceptional views whilst you dine and here you gain access to the terrace. The living area with its built in contemporary feature fireplace remains a cosy space to relax and unwind. Upon the terrace a bespoke seating area is the perfect spot to watch the daily activities of the marina below and if you're wanting a laydown the seating converts into a relaxing day bed with custom made cushions and storage. The property comes with a garage located in the courtyard.

ENTRY

Communal ground floor entrance with security entry system. Stairs to 3rd floor.

ENTRANCE HALL

Individual panelled door to lower floor of apartment. Security entry phone. Airing cupboard hot water cylinder with immersion heater, shelf and gas meter. Electrical distribution box. Radiator. Power points. Smoke alarm. Telephone point. Coved ceiling with recessed ceiling lights. Tiled floor. Stairs to upper floor.

BEDROOM ONE

17' 0" x 13' 5" (5.18m x 4.09m)

South facing sliding balcony doors with views directly over outer harbour and to sea. Curtain pole and curtains. Fitted double wardrobe with sliding mirrored doors. T.V point. Telephone point. Power points. Radiator. 2 drop ceiling lights and 2 wall lights. Fitted carpet.

BALCONY

South facing with super harbour and sea views. Astro turf. Exterior light

EN-SUITE SHOWER ROOM

8' 3" x 5' 4" (2.51m x 1.63m)

Large walk in shower cubicle with rain shower head. Hand basin with mixer tap set on floating vanity unit. Mirror with integral lighting over. Low level WC. Chrome heated towel rail. Extractor fan. Recessed ceiling lights. Ceramic tiled floor.

BEDROOM TWO

17' 8" x 9' 2" (5.38m x 2.79m)

South facing window with views directly over outer harbour and to sea. Fitted blinds. Fitted double wardrobe with sliding mirrored doors. T.V point. Telephone point. Power points. Radiator. 2 drop ceiling lights. Fitted carpet.

EN-SUITE SHOWER ROOM

5' 11" x 3' 11" (1.8m x 1.19m)

Large walk in shower cubicle with rain shower head and further hand held attachment. Hand basin with mixer tap set on vanity unit. Mirror with integral lighting over. Low level WC. Extractor fan. Recessed ceiling lights. Ceramic tiled floor.

BEDROOM THREE

15' 9" x 9' 2" (4.8m x 2.79m)

2 North facing windows overlooking inner courtyard with venetian blinds. Double fitted wardrobe. TV point. Radiator. Power points. Coved ceiling. Ceiling light. Fitted carpet.

BATHROOM

8' 3" x 7' 2" (2.51m x 2.18m)

Part tiled. White suite comprising bath with mixer tap. Hand basin with mixer tap set on floating vanity unit. Mirror with lighting over. Low level WC. Further large wall mirror with lighting. Chrome heated towel rail. Extractor fan. Recessed ceiling lights. Ceramic tiled floor.



LANDING

Panelled door giving access to 4th floor landing and communal stairway. Individual security entry phone. Smoke alarm. Hatch to loft. Tiled floor.

OPEN PLAN KITCHEN/LIVING/DINING ROOM

27' 10" x 22' 2" (8.48m x 6.76m)

Kitchen area: Fully fitted kitchen comprising Lamona 5 ceramic hob, electric oven and microwave/combination oven. Integrated dishwasher, fridge/freezer and washing machine. Bosch tumble dryer. Composite 1½ sink with mixer tap and composite drainer. Worktops with splashbacks and breakfast bar. Range of fitted cupboards and drawer units. Vaillant wall mounted gas boiler. Power points. Recessed ceiling lights. Tiled flooring.

Dining area: South facing bi-fold doors with views directly over outer harbour and sea. Fitted blinds. Power points. Coved ceiling. 2 drop ceiling lights. Tiled floor.

Living area: South facing window offering superb views directly over the outer harbour and to sea. Wall mounted JVC TV. Contemporary electric feature fire. Power points. Satellite/TV point. Radiator. Recessed ceiling lights. Tiled floor.

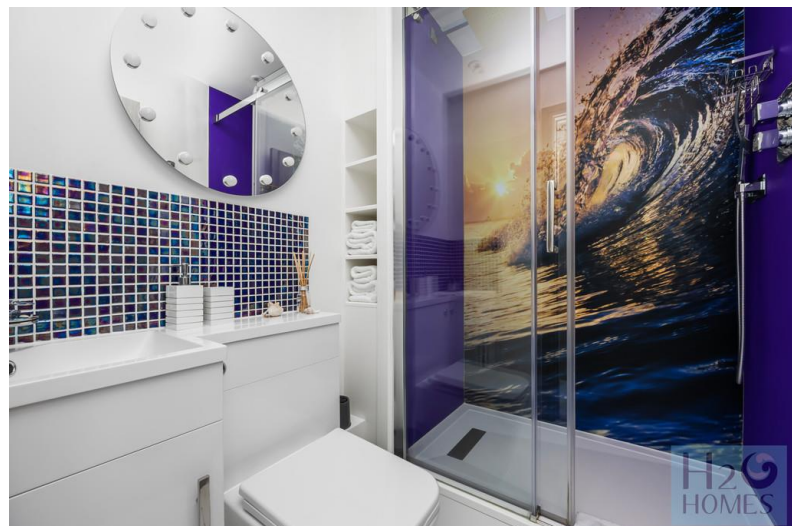


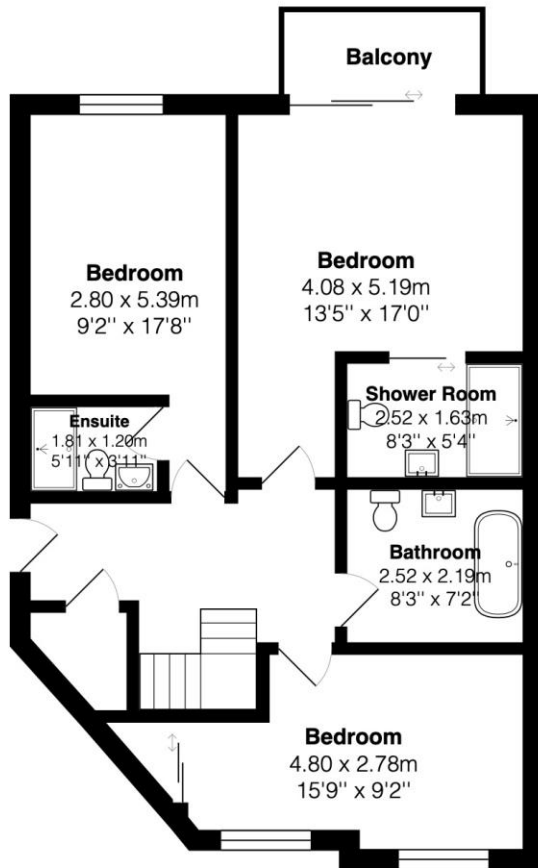
TERRACE

Composite decked South facing terrace and running with far reaching sea and coastal views. Painted balustrades. Exterior light.

GARAGE

Ground floor garage with up and over door, fluorescent lighting and power points.





Second Floor
Area: 69.7 m² ... 750 ft²



Third Floor
Area: 54.8 m² ... 590 ft²

Total Area: 124.5 m² ... 1340 ft² (excluding balcony)

All measurements are approximate and for display purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(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

TENURE

Leasehold – 81 years remaining.

SERVICE CHARGE

£5,678.27 (2024) per annum to include ground rent, service charge, buildings insurance and reserve fund.

LOCAL AUTHORITY

Brighton & Hove City Council

COUNCIL TAX BAND

Tax band G

OFFICE

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

Tel: 01273 688 448

brighton@h2ohomes.co.uk
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 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