

LEASEHOLD



Apartment (EPC Rating: C)

**53 VICTORY MEWS, THE STRAND,
BRIGHTON MARINA VILLAGE, BN2 5XB**

£400,000

**ASTON
VAUGHAN**
Sales and Lettings



2 Bedroom Apartment located in Brighton Marina Village

Surrounded by the waters of the inner lagoon, this ground floor two bed Marina apartment is an ideal home or investment with a south facing patio and allocated parking space by the patio gate. Within walking distance of waterfront restaurants and bars inside has 58m² (626 sq. ft.) of spacious rooms. The living room opens to the patio for entertaining, a contemporary kitchen, guest room with Jack and Jill bathroom, and the principal bedroom is a private retreat with fitted wardrobes, open views to the inner harbour and an en-suite. The biggest Marina in the UK is perfect for international sailing with a refuelling, gas and water supply pontoon, a dry boatyard which has a drop off/ pick up area as well as taxi ranks and bus stops, and the almost 24/7 hour supermarket has cash points. Delivering a coastal lifestyle, there's a health club, casino and beach all within minutes and the heart of the city is about 10 minutes by cab.

Surrounded by calm water this ground floor apartment has its own allocated parking space by the side gate to the patio and close to the smart communal entrance. Berths are available, subject to separate negotiation, at both the front and the back of this private terrace tucked away at the far end of this 1996 development.

Inside, the hushed hallway has great storage and ahead, the sunny living room opens to a prime, south facing patio ideal for the unique Marina lifestyle on the southeast coast. With plenty of space inside and out, the elegant living dining room has 5.58 x 3.50m (18'3 x 11'5) to enjoy and outside the sociable patio has space for a table and chairs.

With fabulous views over the inner lagoon to the white cliffs, the stylish kitchen has everything to hand from the integrated gas hob and electric oven, both beneath a discreet hood. Good to go glossy black units deliver ample storage and practical working surfaces, and there is designated space for a tall fridge freezer if you like to host or want to share.

Central to the apartment, a contemporary marbled shower room is 'Jack and Jill', opening both to the hallway for occasional visitors and the guest bedroom. Looking across the rippling water to the famous white cliffs with glimpses of the resident swan, the guest room is a good sized double, private – and doesn't share a wall with the principal room.

Across the hall, the principal bedroom is not directly overlooked and has a holiday view to the main inner harbour and its boats. Comfortable and quiet with 5.57 x 2.96m (18'3 x 9'8) and built in storage around the bed, calm decoration keeps the focus on the

glorious views, and the en-suite bathroom has a chic finish.

EPC: C

Council Tax: E

Vendor's Comments:

"This flat really is the best of both worlds. Victory Mews is a particularly quiet part of the Marina Village, but is only a few minutes walk to the cafes, bars and restaurants on the Boardwalk. Central Brighton is just a short cab or bus ride away where we enjoy the arts scene and shopping. We often also walk into nearby Kemptown for its village feel. One of the things we really enjoy is the friendliness of the community at the Marina. Our garden is a wonderful sun trap to relax and entertain in. It's a real advantage in Brighton to have allocated parking, and ours is right outside our front door."

Good to Know

Shops: Walk to shops, cafés, bars and restaurants

The Lanes approx. 7-10 by cab

Train Station: Brighton Station 15-20 minutes by bus from Marina

Seafront or Park: Close to beach, East Brighton Park, Roedean golf course 5 mins by car

Education

Primary: St Mark's, Our Lady of Lourdes

Secondary: Varndean, Dorothy Stringer

Sixth Form: Varndean, BIMM, MET BHASVIC?

Private: Brighton College, Brighton Waldorf, Roedean

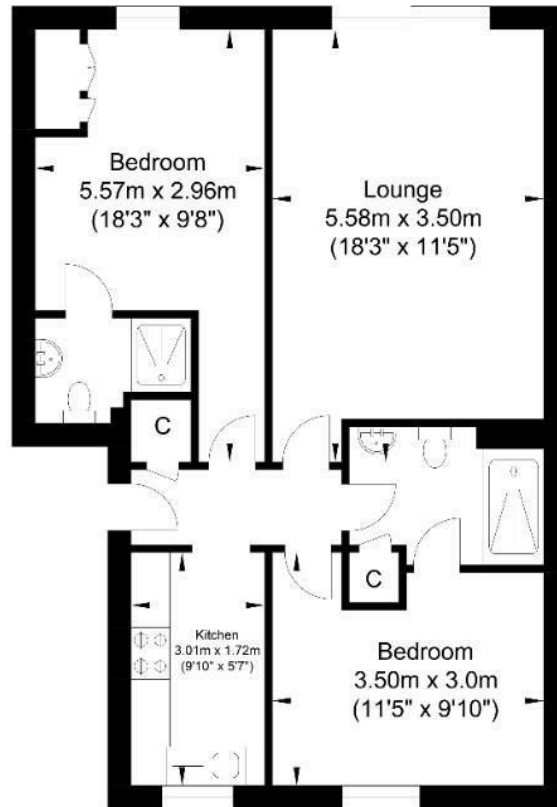
Close to the beach, the Marina has a health club, cinema, casino and waterfront restaurants as well as a large ASDA superstore with pharmacy. Brighton's



Royal Pavilion and cultural heart of the city is about 5-10 minutes by taxi. Brighton Station has direct trains to Gatwick and London and is easy to reach by car, cab or bus. Award winning schools, including Roedean, Brighton Waldorf, and Brighton College are just minutes away. There is a choice of nearby parks with playgrounds and sports facilities, and a 72 par golf course. You can access the Downs and the coastal village of Rottingdean with its characterful High Street via the under cliff walk.



Victory Mews



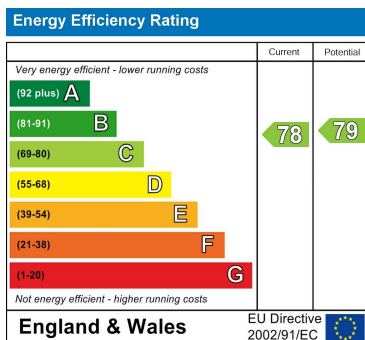
Ground Floor
 Approximate Floor Area
 626.56 sq ft
 (58.21 sq m)

Approximate Gross Internal Area = 58.21 sq m / 626.56 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these 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.