



Wellington Court, The Strand, BN2  
Guide Price **£525,000 - £535,000**

**ASTON  
VAUGHAN**  
Sales and Lettings

## INTRODUCING

# Wellington Court, BN2

2 Bedrooms | 2 Bathrooms | 1 Open Plan Reception Room  
781 Sq Ft | Water-Facing Patio | Allocated Parking & Mooring

Surrounded by the tranquil waters of the Marina's inner lagoon, this waterfront 2 bed, 2 bath ground floor apartment is designed for a sophisticated coastal lifestyle. Delivering the glamour only harbourside properties can provide, both an open plan reception and en-suite principal bedroom open to a spacious, waterfront terrace where only boats pass by. The apartment has direct access to its own mooring, ideal for boats up to 8 meters in length. Wellington Court enjoys 24/7 security, and this quiet refuge just 7-10 mins drive from the famous Lanes and city centre enjoys open water from every room. It's within walking distance of waterfront restaurants, a health club and cinemas, good schools including Brighton College and parks, and Brighton Station's direct trains to Gatwick and London are easy to reach.

Attracting professionals, international investors and families seeking fresh sea air, easy passage to the South Downs National Park and good schools, this prestigious Marina location also offers swift routes to the Amex Stadium, airports and London's West End by road or by train.





The biggest Marina in the UK is ideal 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. On a quiet promontory surrounded by calm water, this luxury ground floor apartment has secure, level entry.

Inside, the hallway has two cupboards, one with plumbing and power for utility machines, and the other houses the boiler and hot water tank. There is also a stylish w.c. for guests. Luxury vinyl flooring looks great but is also practical as it continues through into the glamorous open plan living dining room for an easy flow out to the fabulous, waterfront terrace. With an arched window and French doors to frame the feel-good view over the calm waters of the inner lagoon this glamorous retreat has ample space for entertaining. The high spec kitchen is carefully tucked into its own space away from the in/ out movement behind a sparkling, quartz-topped breakfast bar. Fully fitted and ready for use, integrated appliances include a Bosch touch induction hob and fan oven beneath a hood, a dishwasher, a fridge and a freezer.

Quiet and comfortable, the guest bedroom has open views across the water and triple wardrobes. The en-suite shower room has an Aqualisa Shower installed.

Opening to the terrace, the principal bedroom is blissfully peaceful with no passing traffic other than boats – also making it very private. There is plenty of space in which to relax and enjoy the unique marina location, there is a whole wall of organised wardrobes and the en-suite is large enough for a bath with a shower above it, a vanity unit beneath the hand basin and a warming rail for towels.









## LOCATION GUIDE

### Good to Know

**Shops:** Local shops are 5 min walk, Kemptown Village is 25 min walk, The Lanes are 20 minutes on the bus

**Train Station:** Brighton Station 30 min bus ride, 14 min drive

**Seafront or Park:** Undercliff Walks are on the doorstep and the beach is a 15 min walk

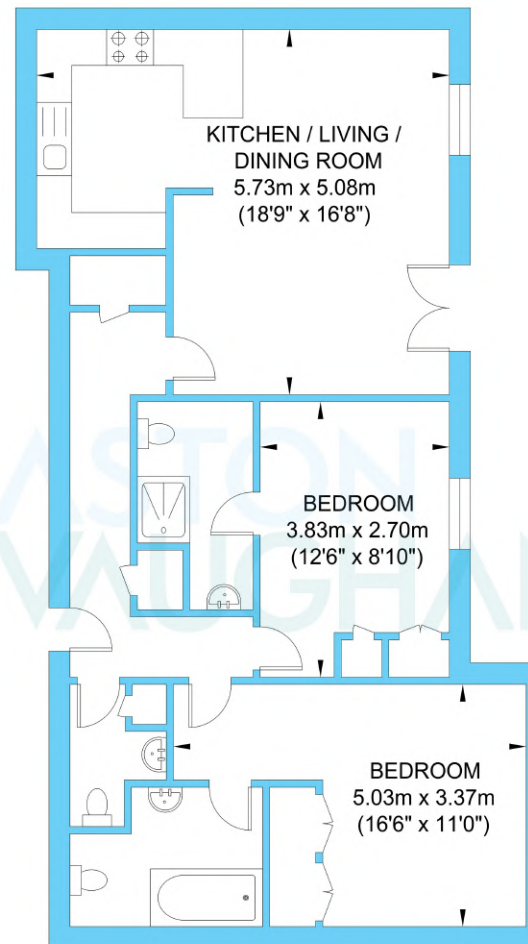
### Education:

**Primary:** St Mark's, Our Lady of Lourdes

**Secondary:** Varndean or Dorothy Stringer, Longhill

**Private:** Brighton College, Brighton Waldorf, Roedean

Close to the beach, the Marina has a health club, cinemas, casino and waterfront restaurants as well as a supermarket with cash machines, whilst Brighton's Royal Pavilion and cultural heart of the city's is about 7-10 minutes by taxi. Brighton's station direct trains to Gatwick and London are easy to reach by car, cab or bus, (there are taxi ranks, bus stops and a bike hub within the Marina) and there's a friendly local high street, too. Award winning schools, including Roedean, Brighton Waldorf and Brighton College are just minutes away. A choice of parks with playgrounds, sports facilities and friendly communities of runners are nearby, a 72 par golf course and access to the Downs are easily accessed as is the coastal village of Rottingdean with its popular primary schools and characterful High Street.



Ground Floor  
Approximate Floor Area  
781.99 sq ft  
(72.65 sq m)

Approximate Gross Internal Area = 72.65 sq m / 781.99 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.