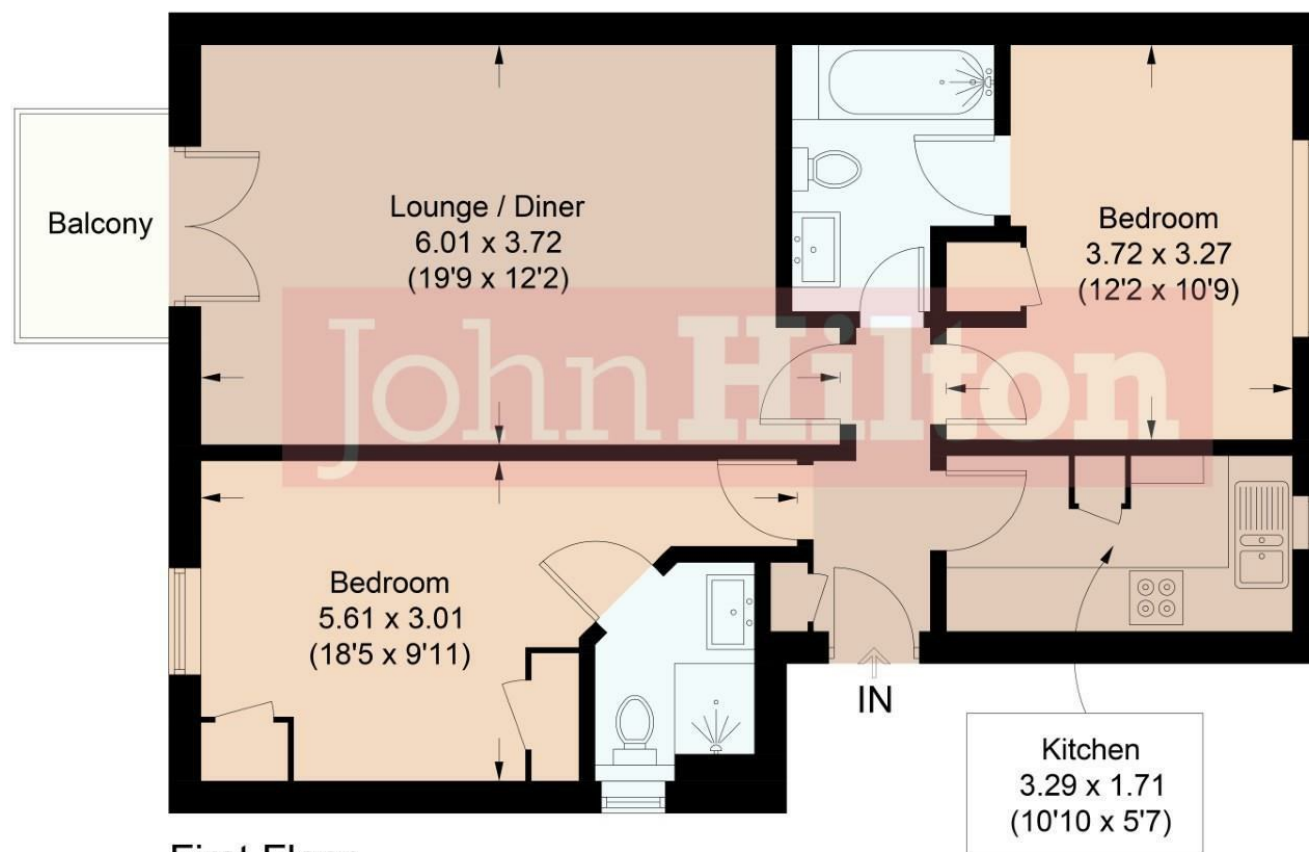


Sovereign Court, The Strand, Brighton Marina, Brighton, BN2 5SJ

Approximate Gross Internal Area = 64.0 sq m / 689 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 689.00 sq ft

72 Sovereign Court, The Strand, Brighton Marina Village, BN2 5SJ

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

Offers In The Region Of £325,000
Leasehold - Share of Freehold



72 Sovereign Court, The Strand Brighton Marina Village, BN2 5SJ

Situated in the heart of the popular Brighton Marina Village, looking out to the yachts on the Marina's inner lagoon and white cliffs beyond. A delightful two-bedroom second floor apartment with balcony and allocated parking space plus visitors parking, situated within a secure gated development. The accommodation consists of two double bedrooms, one with en-suite, main bathroom (also accessible from the 2nd bedroom), kitchen and lounge/dining room with large French doors opening out to the balcony with tranquil views. This property would be ideal for those looking for a bolthole by the sea, and also perfect for sharers or those looking to rent a room for additional income as both bedrooms have access to separate bathrooms. Within Brighton Marina there is a variety of waterfront restaurants and cafes, health club, cinema and bowling complex and it's just a short distance along the coast to central Brighton.



Approach

Gated access which leads to parking area within a communal square. Door intercom and communal entrance with stairs to second floor.

Entrance Hall

Wood laminate flooring and built-in cupboard.

Lounge/Dining Room

6.01m x 3.72m (19'8" x 12'2")
Wood laminate flooring with large French doors opening out to the balcony with views of the waterside and white cliffs beyond.

Kitchen

3.29m x 1.71m (10'9" x 5'7")
Range of units at both eye and base level and worktops with stainless steel splashbacks. Fitted oven and gas hob with extractor hood over, one-and-a-half bowl stainless steel sink with mixer tap and drainer as well as spaces for appliances including dishwasher. Door entryphone.

Bedroom

5.61m x 3.01m (18'4" x 9'10")
Window with waterside views and fitted wardrobes plus high-level cupboards.

En-Suite Shower Room

Shower enclosure with mains shower and hand shower on riser, wash basin with mixer tap, low-level WC and part-tiled walls.

Bedroom

3.72m x 3.27m (12'2" x 10'8")
Airing cupboard which houses the hot water cylinder and door to:

Jack & Jill Bathroom

Panel-enclosed bath with shower mixer tap and tiled surround, wash basin with mixer tap and low-level WC.

Balcony

Enclosed with railings with space for seating along with a small table.

Allocated Parking

Space number 72.



- Two Double Bedroom Apartment
- Secure Gated Development
- Second Floor
- Tranquil Outlook onto the Waterside
- Allocated Parking Plus Visitors Parking
- Balcony
- En-Suite to Master Bedroom
- Ideal Bolthole by the Sea
- 24-Hour Security
- Share of Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **D**