



Sirius, The Boardwalk, Brighton, BN2 5ZF
Asking Price £365,000

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Modern two-bedroom Brighton Marina apartment with sea views, balcony, and excellent transport links. No onward chain, secure parking options, and waterside living near shops, restaurants, and leisure facilities.

Nestled in the heart of the iconic Brighton Marina Village, this stunning two-bedroom, one-bathroom first-floor apartment presents a rare opportunity to experience luxurious waterside living. With its modern contemporary design, the property is the perfect blend of style, comfort, and practicality. Built in 2016, it offers all the conveniences of modern urban living while being set against the tranquil and picturesque backdrop of the marina.

Located on the water side, Brighton Marina Village, this property enjoys a prime position that combines serenity with accessibility. Brighton Marina is renowned for its vibrant and lively atmosphere, boasting an eclectic mix of shops, restaurants, and leisure facilities right on your doorstep. Whether you're in the mood for fine dining, casual drinks, or indulging in a spot of retail therapy, it's all just a short stroll away. Additionally, excellent transport links make it incredibly easy to venture into central Brighton, allowing you to enjoy the best of both worlds.

This property spans 781 square feet (72.6 square metres), providing a generous living space for individuals, couples, or small families. The open-plan design ensures the living area feels bright and airy, with plenty of natural light streaming in through the numerous windows. The large reception room seamlessly transitions into the kitchen and dining area, making it the ideal space for entertaining guests or simply relaxing after a long day. The property further benefits from lift access to all floors, ensuring convenience for all residents.

One of the standout features of this apartment is its private balcony, accessible from the open-plan living space. From here, you can soak in breath-taking dual-aspect views of the sea, the bustling harbour, and the city beyond. Whether it's enjoying your morning coffee while watching boats glide into the marina or unwinding with a glass of wine as the sun sets over Brighton, this balcony is your own personal retreat.

Built with contemporary living in mind, this apartment comes with a host of modern amenities to enhance your lifestyle. Secure building access with an entry phone and fob system ensures peace of mind, while the option for a secure private underground parking space adds an extra layer of convenience. The apartment is also sold with no onward chain, making for a smoother and faster purchase process — ideal for those keen to move in without delay.

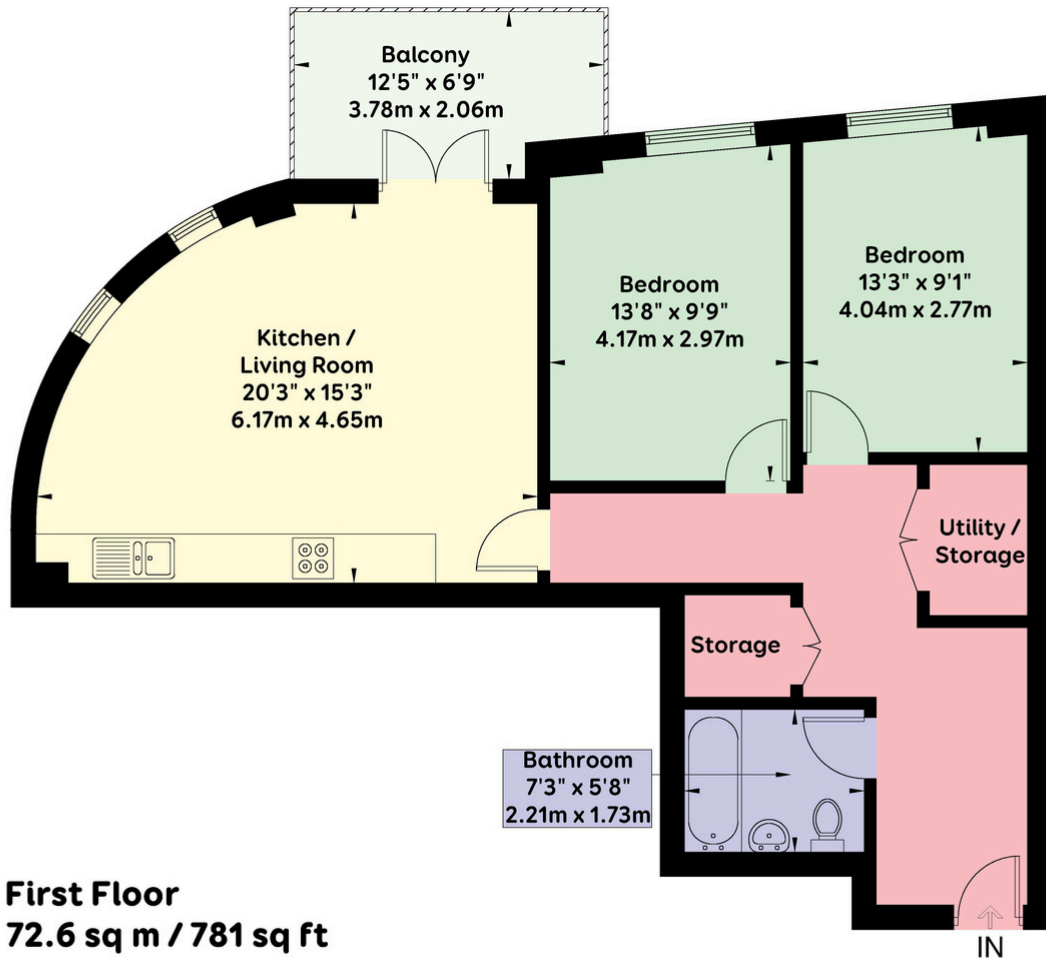
The property features two generously sized bedrooms, both thoughtfully designed to maximise comfort and storage. The master bedroom offers ample space, while the second bedroom is equally versatile, perfect as a guest room, home office, or child's bedroom. The bathroom is modern and well-appointed, featuring sleek fixtures and a high-quality finish that complements the overall style of the apartment.

Living in Brighton Marina Village isn't just about the property; it's about the lifestyle. From water sports and sailing to cinema nights and live music, there's always something happening to keep you entertained. Plus, the proximity to Brighton's vibrant city centre means you're never far from the cultural, artistic, and culinary delights that the city is famous for.

The apartment's location within Brighton Marina ensures excellent connectivity. Frequent bus services provide quick and easy access into central Brighton, while the nearby train station offers direct links to London and other major cities. For those who prefer to drive, the option for secure underground parking is an added benefit, and the A27 and A23 road networks are easily accessible.

This two-bedroom, first-floor apartment on the water side, Brighton Marina Village, is more than just a home; it's a lifestyle choice. With its modern design, excellent location, and stunning views, it offers an unparalleled living experience. Don't miss the chance to make this exceptional property your own.





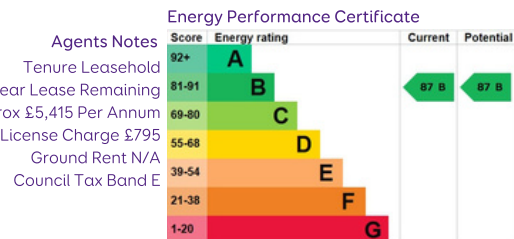
First Floor 72.6 sq m / 781 sq ft

APPROXIMATE GROSS INTERNAL AREA) = 72.6 sq m / 781 sq ft

Floor plan is for illustration and identification purposes only and is not to scale.

Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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