



Virtually Staged

H2O  
HOMES



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## Starboard Court

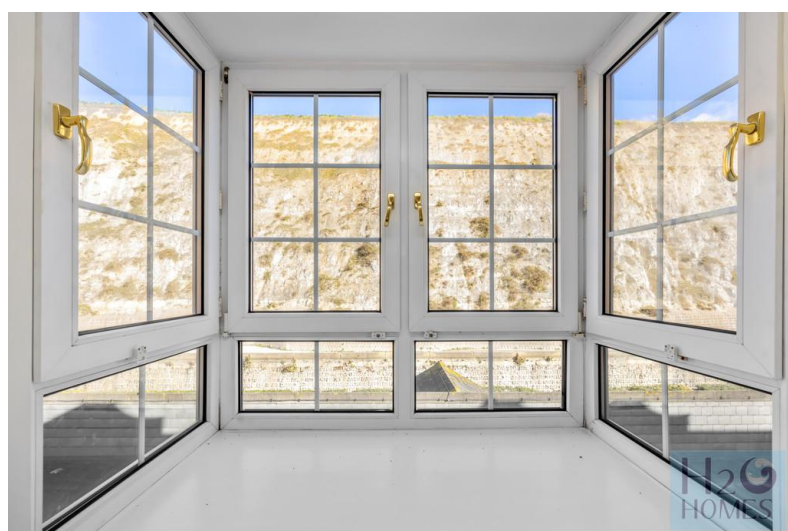
Brighton Marina Village, BN2 5UX

**£220,000** Leasehold

EPC Rating : C

- Well presented 1 bedroom apartment
- Convenient village square location
- Open plan kitchen/living room, bedroom and bathroom
- Allocated parking space, lease extension in progress

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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. 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 around the clock security team backed up by experienced onsite management.

If you're a first time buyer, landlord or just looking for a base by the sea, this super 1 bedroom apartment is presented in very good decorative order and is ready to move into! Located in the popular Village Square, the surrounding amenities are within easy walking distance to enjoy all that the marina has to offer. Upon entry the appealing living/dining room is open plan to the kitchen providing a fabulous area to entertain and a particular feature of this apartment is the cosy window box, a perfect spot to grab some cushions and read a book! The bedroom is of a good double size with the added benefit of

a built in cupboard and the bathroom is conveniently located adjacent. The property has an allocated parking space and the lease extension is in progress.

### ENTRY

Communal ground floor entrance with security entry phone. Stairs to second floor and individual door to apartment.

### ENTRANCE HALL

Security entry phone. Storage cupboard with shelf and housing electrical distribution box. Airing cupboard with slatted shelves and Hot water tank. Storage heater. Power point. Hyperoptic point. Hatch to loft. Coved ceiling. Ceiling light. Fitted carpet.

### OPEN PLAN KITCHEN/LIVING ROOM

22' 10" x 11' 11" (6.96m x 3.63m)

Fitted kitchen comprising Philips ceramic electric hob with extractor hood over. Indesit electric oven. Freestanding Beko fridge/freezer Hotpoint washer/dryer. Ceramic 1½ sink with mixer tap. Range of fitted wall and base units. Worktops with tiled splashbacks. Breakfast bar. Skirting heater. Power points. Ceiling light. Extractor fan. Wood effect vinyl floor.



Living room : North facing box window with curtain pole and curtains. Electric storage heater. TV/Satellite point. Telephone point. Power points. Decorative coved ceiling. 2 ceiling lights. Fitted carpet.

### BEDROOM

10' 9" x 9' 6" (3.28m x 2.9m)

North facing window with curtain pole and curtains. Built in cupboard with hanging rail and shelf. Dimplex wall heater. Coved ceiling. Ceiling light. Fitted carpet.

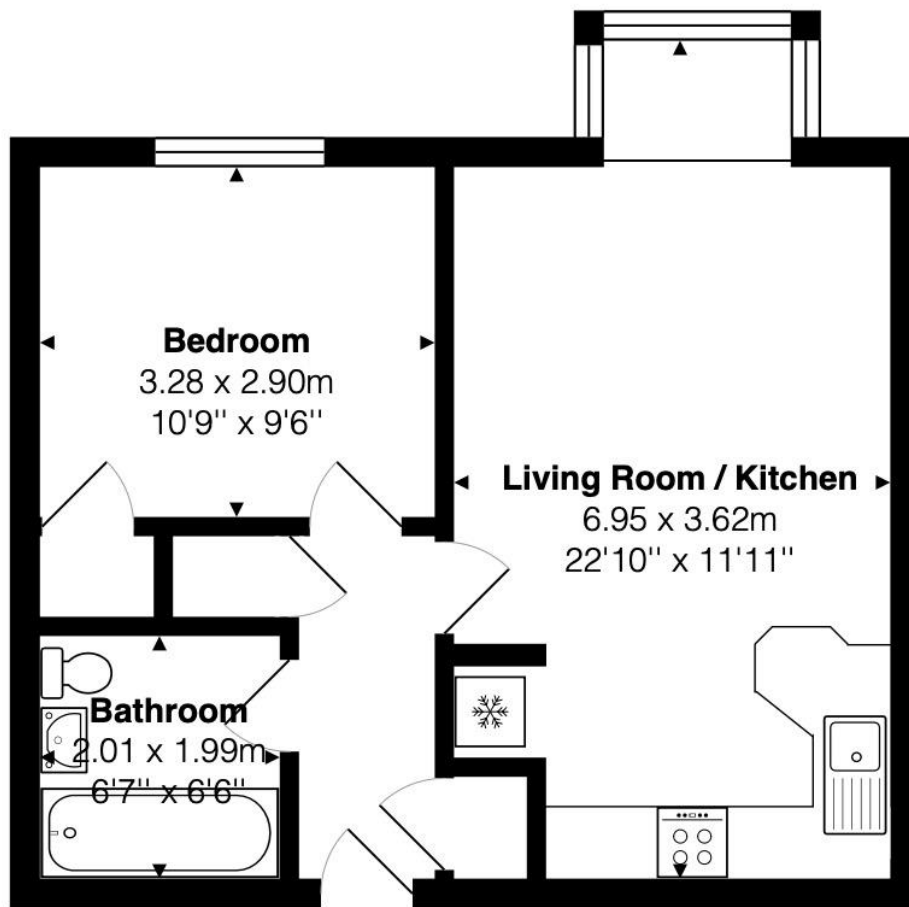


### BATHROOM

6' 7" x 6' 6" (2.01m x 1.98m)

Part tiled. Suite comprising panelled bath with mixer tap and Triton Enrich electric shower over. Shower curtain and rail. Wash hand basin with mixer tap. Wall mounted mirror with striplight/shaver point over. Low level WC. Wall mounted Dimplex heater. Extractor fan. Ceiling light. Wood effect vinyl floor.





## Second Floor

Area: 43.3 m<sup>2</sup> ... 466 ft<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

### TENURE

Leasehold – 80 years remaining (lease extension in progress).

### SERVICE CHARGE

£2,222.98 per annum (2026) to include ground rent, service charge, buildings insurance and reserve fund.

### COUNCIL TAX BAND

Tax band C

### LOCAL AUTHORITY

Brighton & Hove City Council

### OFFICE

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