



**Offers In
Excess Of
£450,000
Leasehold**

2x  2x  1x 

**Sovereign Court, The
Strand, Brighton Marina
Village, Brighton, East
Sussex, BN2**

cubitt & west
Helping you move forwards

Main features

- 3rd/4th duplex Penthouse Apartment
- In need of modernisation (sold as seen, appliances not tested)
- Large open plan living area
- 2 balconies, stunning views over Brighton Marina and out to sea
- Garage, visitor parking, no onward chain
- Lease being extended to expire in 2154

Accommodation

THIRD FLOOR

Private Entrance

Open Plan Living Area : 24'0 x 21'10 at widest point (7.32m x 6.66m)

Bedroom 2: 16'1 x 8'6 (4.91m x 2.59m)

Bathroom

Balcony 1

FOURTH FLOOR

Bedroom 1: 21'11 x 13'10 (6.68m x 4.22m)

2 x Walk In Wardrobes

En Suite Shower Room

Balcony 2

OUTSIDE

Garage: 18'2 x 6'8 (5.54m x 2.03m)



Nearest Schools

Primary Schools: St Mark's CofE Primary 0.7 miles, Whitehawk Primary 1.0 miles, St John The Baptist RC School 1.1 miles

Secondary Schools: Brighton Steiner School Limited 0.3 miles, Roedean School 0.5 miles, St Mary's Hall 0.8 miles

Further Education: Roedean School 0.5 miles, St Mary's Hall 0.8 miles, Hamilton Lodge School for Deaf Children 1.1 miles



Transport Information

Train Stations: Brighton 2.2 miles, London Road 2.4 miles, Moulsecoomb 2.5 miles



Address

Sovereign Court, The Strand, Brighton Marina Village, Brighton, East Sussex, BN2



Directions

For directions to this property please contact us.

Call Woodingdean - 01273 606121 ■ cubittandwest.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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