



Neptune Court

Brighton Marina Village, BN2 5SN

£340,000 Leasehold

EPC Rating : C

- Stylishly refurbished top floor, 2 bedroom apartment
- Views towards inner harbour, living/dining room with balcony
- Fitted kitchen, en-suite and bathroom
- Allocated parking space, lease extension in progress

H2O
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, 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.

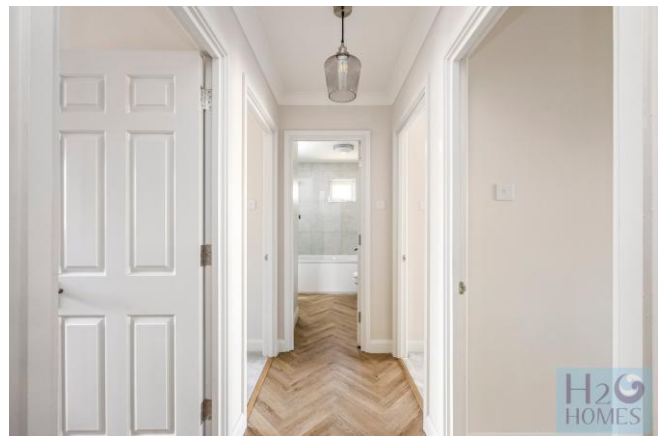
Ideally situated within easy walking distance of the marina's shops, cafés and restaurants, this beautifully refurbished top floor two bedroom apartment is presented in superb turnkey condition and enjoys attractive views towards the inner harbour. The welcoming entrance hall features stylish herringbone flooring, a useful cloaks cupboard and access to a generous loft space, providing excellent additional storage. The bright and inviting living/dining room offers a warm and contemporary feel, complete with bespoke shelving, plush carpeting, inner harbour views and direct access to the balcony. The principal bedroom also benefits from attractive water views and a new sleek en-suite shower room, while the second bedroom is served by a new stylish family bathroom. Completing the accommodation is an elegant, well equipped kitchen with integrated appliances. Further benefits include an allocated parking space and the lease extension is in progress.

ENTRY

Communal ground floor entrance with security entry system. Stairs to 3rd floor and individual door to apartment.

ENTRANCE HALL

Security entry phone. Cloaks cupboard housing electricity distribution box, gas meter and shelf. Smoke alarm. Radiator. Ceiling light. Access to loft. Coved ceiling. Telephone point. Power point. Herringbone wood effect flooring.



KITCHEN

10' 8" x 5' 10" (3.25m x 1.78m)

South facing window overlooking courtyard. Fitted kitchen comprising Lamona electric oven with 4 ring Hye hob. Extractor hood. Integrated Indesit fridge/freezer and Beko washing machine. Stainless steel sink with mixer tap and drainer. Glowworm combination boiler. Worktops with matching upstands. Range of fitted cupboards over and under. Under unit lighting. Power points. Radiator. Ceiling light. Herringbone wood effect flooring.



LIVING/DINING ROOM

19' 4" x 12' 2" (5.89m x 3.71m)

Glazed double doors with views towards the inner harbour and giving access to balcony. High level window. Wall mounted shelving. Central heating thermostat. Power points. Satellite/TV point. 2 radiators with decorative covers. Coved ceiling. 2 ceiling lights. Fitted carpet.

BALCONY

Delightful views towards the inner harbour. Painted balustrades and exterior light.



BEDROOM ONE

19' 1" x 10' 1" (5.82m x 3.07m)

North facing windows with views towards the inner harbour. Radiator. TV point. Telephone point. Power points. 2 ceiling lights. New fitted carpet.

EN-SUITE SHOWER ROOM

Part tiled. Glazed shower cubicle with chrome Grohe mounted shower. Hand basin with Grohe mixer tap set on vanity unit. Anti demister backlit mirror over. Low level WC. Radiator. Chrome heated towel rail. Extractor fan. Ceiling light. Herringbone wood effect flooring.

BEDROOM TWO

12' 0" x 10' 6" (3.66m x 3.2m)

South facing window with views over courtyard. Airing cupboard with slatted shelf. Radiator. Power points. Ceiling light. New fitted carpet.

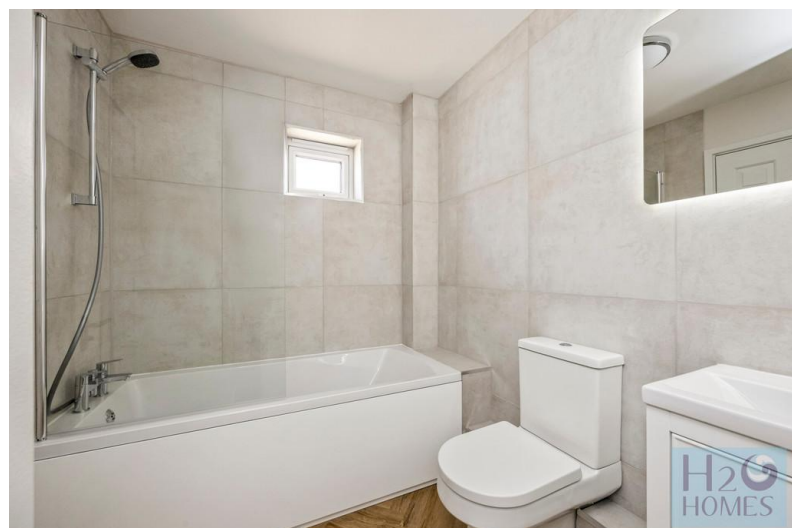
BATHROOM

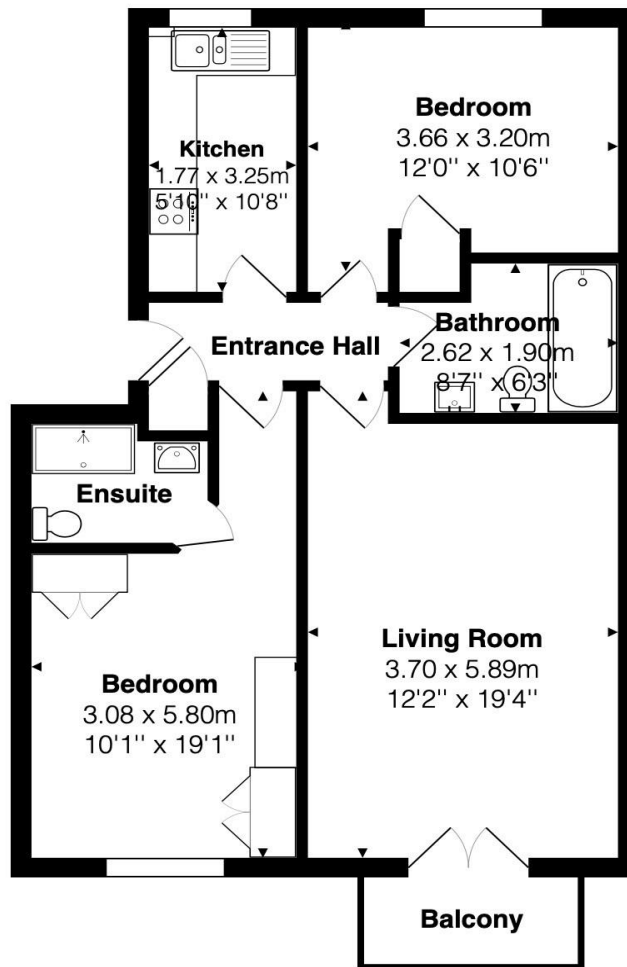
8' 7" x 6' 3" (2.62m x 1.91m)

Part tiled. High level window. Panelled bath with wall mounted shower attachment and Grohe mixer tap. Hand basin with Grohe mixer tap set on vanity unit. Anti demister backlit mirror over. Low level WC. Radiator. Ceiling light. Extractor fan. Herringbone wood effect flooring.

PARKING SPACE

Allocated adjacent to the block.





Third Floor

Area: 67.2 m² ... 723 ft²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TENURE

Leasehold – 79 years remaining – lease extension in progress

SERVICE CHARGE

£3,552.95 (2026) to include ground rent, service charge, buildings insurance and reserve fund.

LOCAL AUTHORITY

Brighton & Hove City Council

COUNCIL TAX BAND

Tax band - D

OFFICE

34 Waterfront, Brighton Marina Village,
Brighton, East Sussex, BN2 5WA

Tel: 01273 688 448

brighton@h2ohomes.co.uk
www.h2ohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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