



Merton Court

Brighton Marina Village, BN2 5XZ

£325,000 Leasehold

EPC Rating : C

- Welcoming 2 bedroom apartment with water views
- Living/dining room with balcony, fully fitted kitchen
- En-suite shower room and bathroom
- Allocated parking space, lease extended, chain free

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 adding to its well established reputation as a very attractive and sought after location to live, work and play.

Beautifully presented throughout, this spacious two double bedroom apartment has a wonderfully homely and welcoming feel. Ready to move straight into and offered to the market chain free, it makes an ideal home, weekend retreat or investment opportunity. The generous living/dining room provides plenty of space for relaxing and entertaining, with lovely views towards the marina's inner harbour and direct access onto the balcony – a perfect spot to sit back and enjoy the waterside surroundings. The main bedroom also benefits from those attractive water views and has the convenience of its own en-suite shower room. The second double bedroom is equally well proportioned and enjoys easy access to the family bathroom. A well equipped fitted kitchen completes the accommodation, while outside the property benefits from an allocated parking space within the courtyard. For additional peace of mind, the lease has also been extended, making this an appealing and ready-to-go marina home.

ENTRY

Communal ground floor entrance with security entry system. Stairs to 2nd 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. Coved ceiling. Telephone point. Power point. Fitted carpet.

KITCHEN

10' 2" x 5' 10" (3.1m x 1.78m)

South facing window overlooking courtyard. Fitted kitchen comprising Zanussi electric oven with Lamona 4 ring gas hob and Cooke & Lewis extractor hood over. Beko washing machine. Freestanding Electriq fridge/freezer. 1½ stainless steel sink unit with mixer tap and single drainer. Worktop with tiled splash backs and range of fitted cupboards over and under. Glowworm gas boiler. Under unit lighting. Power points. Radiator. Ceiling light. Wood laminate floor.

LIVING/DINING ROOM

19' 5" x 12' 0" (5.92m x 3.66m)

French doors with views towards the inner harbour and giving access to balcony. Curtain pole and curtains. Power points. Satellite/TV point. Hyperoptic enabled point. 2 radiators. Coved ceiling. 2 ceiling lights. Fitted carpet.

BALCONY

Views towards the inner harbour. Painted balustrades and exterior light.



BEDROOM ONE

19' 6" x 10' 1" (5.94m x 3.07m)

North Facing windows with views towards the inner harbour. Fitted roller blind. Radiator. Satellite/TV point. Power points. 2 ceiling lights. Fitted carpet.

EN-SUITE SHOWER ROOM

Glazed shower cubicle with Aqualisa chrome shower. Vanity hand basin with mixer tap. Mirror with integral sensor light and shaver point over. Low level WC. Radiator. Extractor fan. Ceiling light. Ceramic tiled floor.

BEDROOM TWO

12' 0" x 9' 0" (3.66m x 2.74m)

South facing window with views over courtyard. Fitted roller blind. Airing cupboard housing HW tank and slatted shelf. Radiator. Power points. Ceiling light. Fitted carpet.



BATHROOM

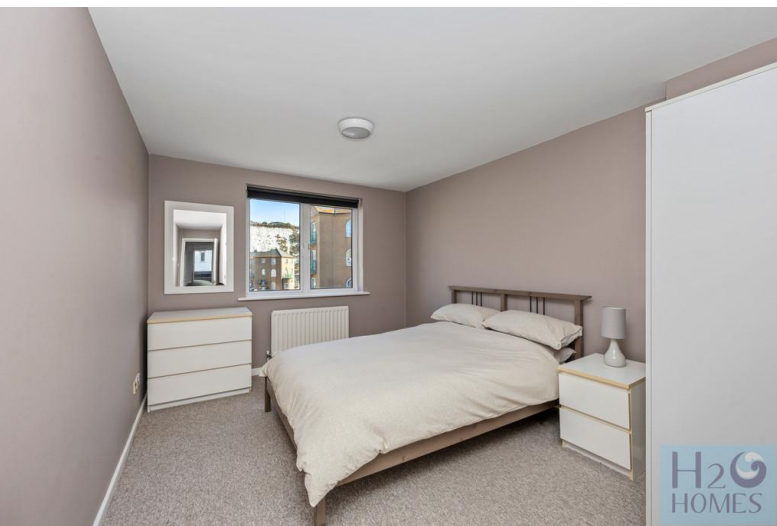
8' 7" x 6' 3" (2.62m x 1.91m)

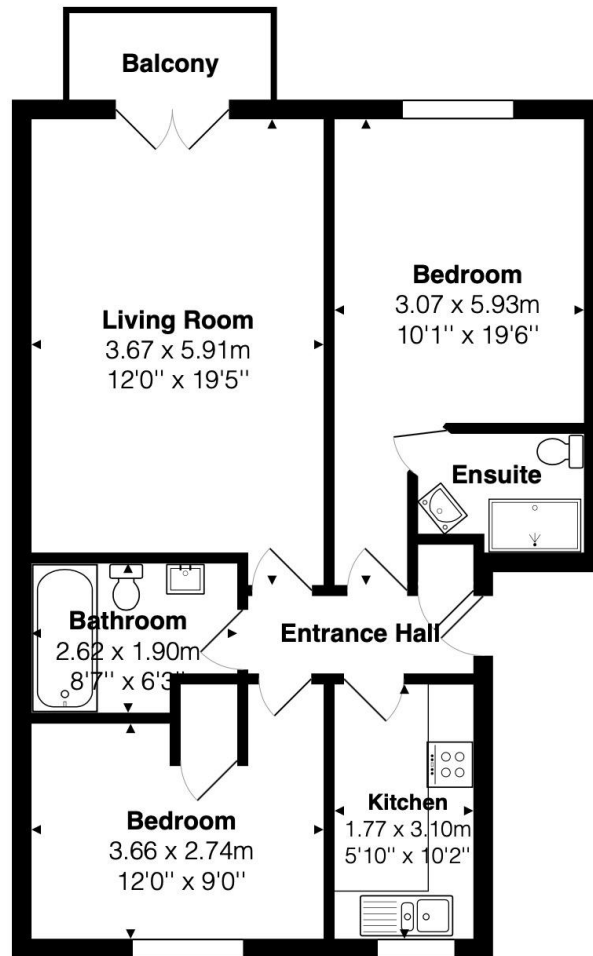
Panelled bath with mixer tap and wall mounted shower over. Vanity hand basin with mixer tap. Mirror with striplight/shaver point over. Low level WC. Radiator. Ceiling light. Extractor fan. Ceramic tiled floor.



PARKING SPACE

Allocated within the courtyard.





Second Floor

Area: 66.5 m² ... 716 ft²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SERVICE CHARGE

£3,458.58 (2026) to include ground rent, service charge, buildings insurance and reserve fund.

TENURE

Leasehold – 128 years remaining

LOCAL AUTHORITY

Brighton & Hove City Council

COUNCIL TAX BAND

Tax band - D

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