



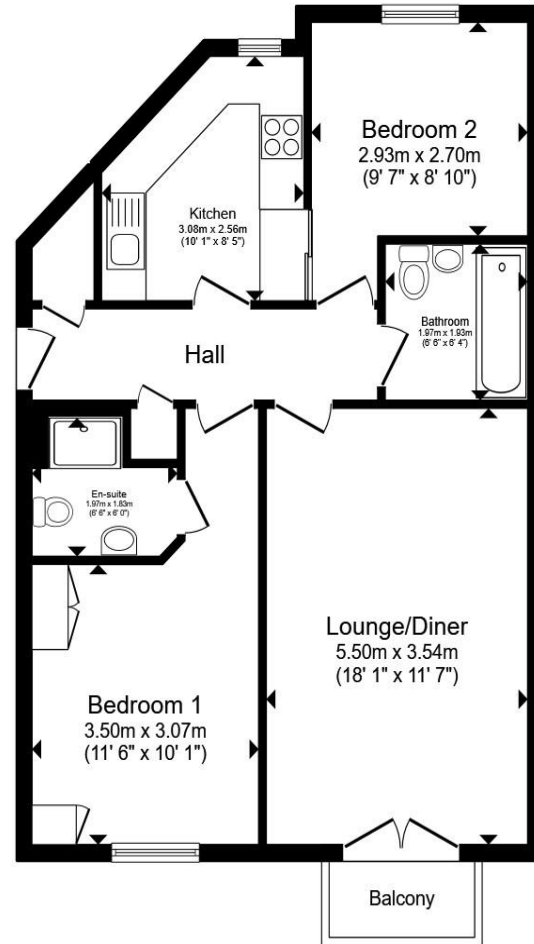
Merton Court The Strand, Brighton Marina Village Brighton BN2 5XY

welcome to

Merton Court The Strand, Brighton Marina Village Brighton

****No onward chain**** A well-proportioned two-bedroom apartment located in the popular Brighton Marina, featuring a spacious lounge/diner with access to a private balcony enjoying partial marina and sea glimpses.





Total floor area 65.0 m² (700 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Situated in the sought-after Marina area of Brighton, this well-presented two-bedroom apartment offers generous accommodation, a private balcony and the added benefit of an allocated parking space.

The property comprises a spacious dual-purpose lounge/dining room with doors opening onto a private balcony enjoying pleasant marina and sea glimpses, creating an ideal space for relaxing or entertaining. The separate fitted kitchen provides ample storage and worktop space, while the two well-proportioned bedrooms include a principal bedroom with en-suite shower room. A modern family bathroom completes the accommodation.

Merton Court is ideally positioned within Brighton Marina, offering easy access to an array of waterside restaurants, cafés, leisure facilities and shops, whilst Brighton city centre and seafront are also within easy reach.

Further benefits include allocated off-road parking, double glazing, and a desirable coastal location. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Merton Court The Strand, Brighton Marina Village Brighton

- No onward chain
- Two-bedroom apartment
- Main bedroom with en-suite shower room
- Spacious lounge/dining room
- Private balcony with partial marina/sea glimpses

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 2759.84

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 174 years from 12 Mar 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KET108444 - 0004

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01273 688148



kempton@fox-and-sons.co.uk



9-10 Bristol Road, BRIGHTON, East Sussex, BN2 1AP



fox-and-sons.co.uk