



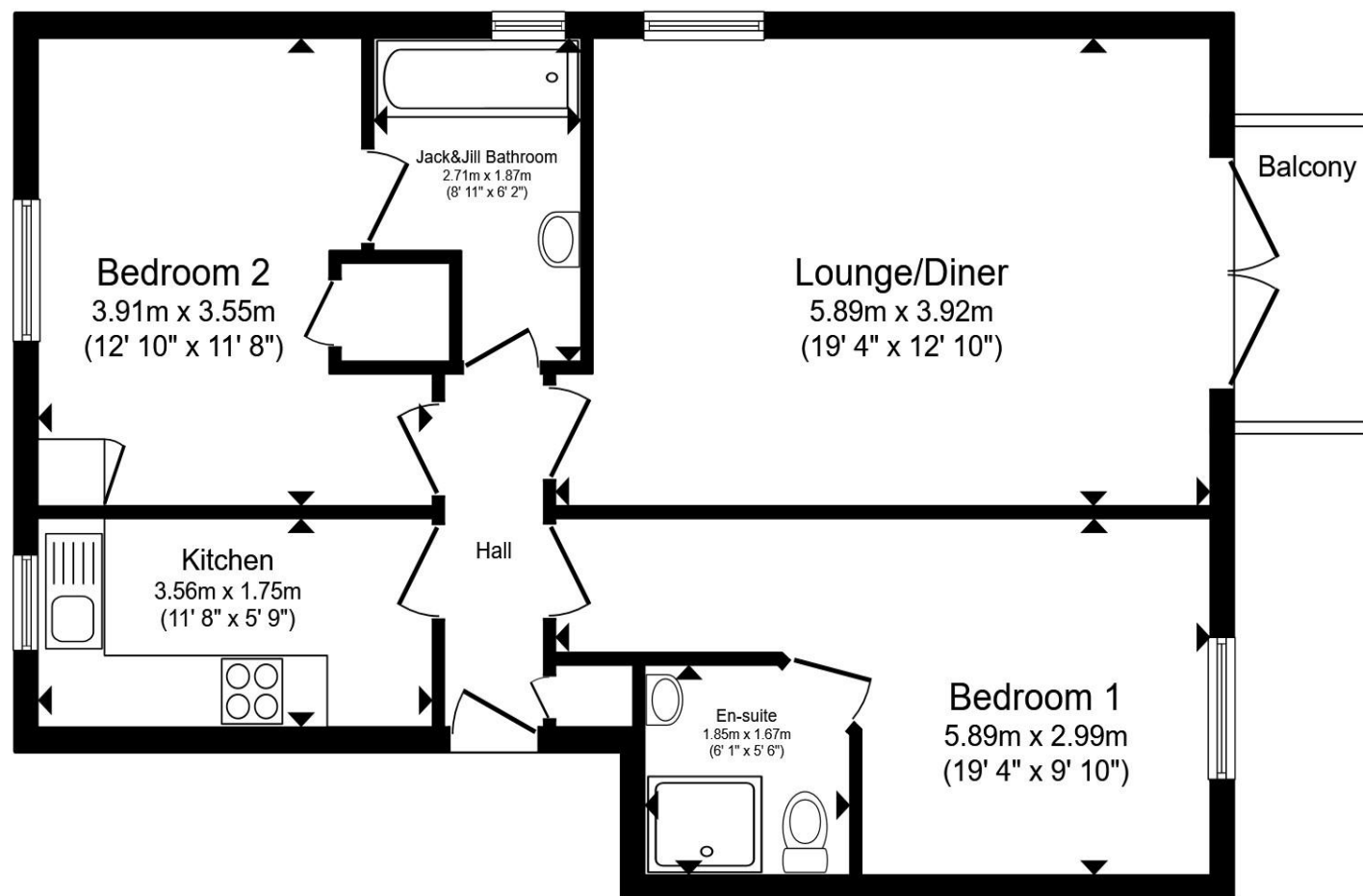
**Copenhagen Court The Strand, Brighton Marina Village Brighton BN2
5XL**

welcome to

Copenhagen Court The Strand, Brighton Marina Village Brighton

****No onward chain**** A well-proportioned two-bedroom apartment located in the heart of Brighton Marina, offering a private balcony with a glimpse of sea and marina views.





Total floor area 67.1 m² (722 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 ever-popular Brighton Marina, this well-presented two-bedroom apartment enjoys a glimpse of attractive sea and marina views together with the rare benefit of an allocated parking space.

The property offers spacious and well-balanced accommodation comprising a generous dual-aspect lounge/dining room, larger than most others in the marina, and with doors opening onto a private balcony, providing the perfect spot to enjoy the coastal outlook. The separate fitted kitchen offers ample storage and workspace, while the welcoming entrance hall provides access to all principal rooms. The impressive principal bedroom benefits from an en-suite shower room and excellent proportions, with a second double bedroom ideal for guests, family members or those working from home. A modern family bathroom completes the accommodation.

Ideally positioned just moments from Brighton Marina's array of waterfront restaurants, cafés, shops, leisure facilities and picturesque harbour walks, the apartment also offers easy access to Brighton city centre and excellent transport links.

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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Copenhagen Court The Strand, Brighton Marina Village Brighton

- No onward chain
- Two double bedrooms
- Principal bedroom with en-suite shower room
- Spacious lounge/dining room
- Private balcony

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 2787.84

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.

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KET108606 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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