



## Hamilton Court

Brighton Marina Village, BN2 5XD

**£325,000 Leasehold**

EPC Rating : B

- Top floor, South facing 2 bedroom apartment
- View towards both the inner and outer harbours
- Living/dining room, balcony and fully fitted kitchen
- En-suite, bathroom, parking space, lease extended, chain free





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 (London Victoria 54 mins). A wealth of waterfront cafés, restaurants and year-round events creates a buzzing vibe, while other leisure facilities include a multi screen Cinema, Bowlplex, Casino and David Lloyd Health Club. The marina also benefits from a large 24 hour supermarket, and most importantly the assurance of a round the clock security team backed up by experienced onsite management.

This well maintained top floor, two-bedroom apartment is situated just steps away from the charming marina promenade and only a short stroll to the beach! Enjoying a sunny south facing aspect, the property enjoys views towards the outer harbour, while the rear outlook looks directly over the tranquil inner harbour waters. Inside, a welcoming hallway with storage and a large airing cupboard provides plenty of space to keep household essentials neatly tucked away and the nicely equipped kitchen features fitted units and appliances, along with superb views of the inner harbour. The bright and airy living/dining room benefits from its sunny orientation and opens onto a private balcony to take in the views towards the outer harbour. The main bedroom

includes the convenience of an en-suite shower room, while the second double bedroom enjoys direct water views and access to the family bathroom. Additional highlights include a newly installed boiler, an allocated parking space and an extended lease, ensuring peace of mind for future ownership.

#### ENTRY

Communal ground floor entrance with security entry phone system. Stairs to 2nd floor and individual door to apartment.

#### ENTRANCE HALL

Security entry phone. Cloaks/storage cupboard with shelf and housing electrical distribution box. Airing cupboard with fully insulated hot water tank, immersion heater and slatted shelf. Smoke alarm. Hatch to loft. Telephone point. Radiator. Power point. Coved ceiling. Recessed ceiling lights. Fitted carpet.

#### KITCHEN

8' 3" x 7' 11" (2.51m x 2.41m)

Fitted kitchen with appliances comprising Ariston electric oven with gas hob and extractor hood over. Hotpoint freestanding fridge and Indesit washer/dryer. Single white sink with drainer and mixer tap. Range of fitted cupboards under and over with concealed lighting. Worktops with tiled

splashbacks. Glow worm gas boiler. Power points. Recessed ceiling lights. Radiator. North facing window overlooking the inner harbour. Venetian blind. Vinyl floor.

#### LIVING/DINING ROOM

18' 11" x 11' 4" (5.77m x 3.45m)

Sky/TV point. Telephone point. Power points. 2 radiators. Central heating thermostat. Coved ceiling. 2 wall lights. Glazed double doors giving access to balcony. Curtain pole and curtains. Fitted carpet.

#### BALCONY

South facing with views towards the outer harbour. Painted balustrade. Exterior balcony light.

#### BEDROOM ONE

15' 8" x 10' 1" (4.78m x 3.07m)

South facing window with curtain pole and curtains. Radiator. TV point. Power points. Ceiling light. Fitted carpet.

#### EN-SUITE SHOWER ROOM

Part tiled. White suite comprising hand basin with mixer tap. Wall mounted bathroom cabinet. Glass shelf. Tiled shower cubicle with folding glazed door. Low level WC. Obscured glass window. Radiator. Recessed ceiling lights. Extractor fan. Wood laminate floor.

#### BEDROOM TWO

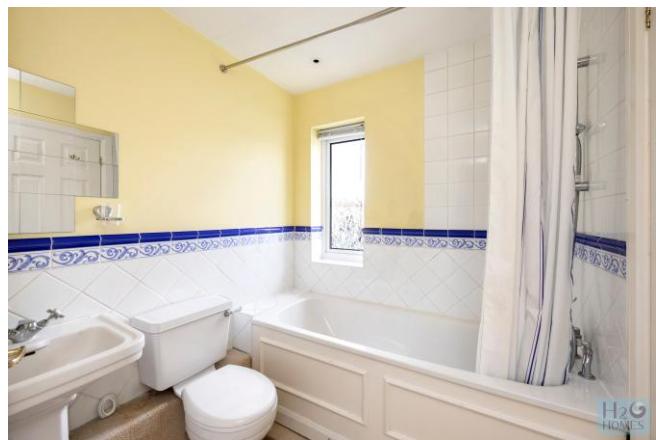
9' 9" x 7' 9" (2.97m x 2.36m)

North facing window with views directly over the inner harbour. Curtin pole and curtains. Radiator. Telephone point. Power points. Recessed ceiling lights. Fitted carpet.

#### BATHROOM

6' 11" x 6' 7" (2.11m x 2.01m)

Part tiled. White suite comprising panelled bath with Edwardian style mixer tap and wall mounted shower. Hand basin with mixer tap. Low level WC. Obscured glass window. Radiator. Recessed ceiling lights. Extractor fan. Fitted carpet.



#### PARKING SPACE

Allocated opposite the block.





**Second Floor**

Area: 65.5 m<sup>2</sup> ... 705 ft<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	81
(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 – 129 years remaining

#### SERVICE CHARGE

£3,929.14 (2026) to include ground rent, service charge, buildings insurance and reserve fund.

#### LOCAL AUTHORITY

Brighton & Hove City Council

#### COUNCIL TAX BAND

Tax band E

#### 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 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