



Sovereign Court

Brighton Marina Village, BN2 5SH

£290,000 Leasehold

EPC Rating : B

- Well presented, redecorated, 2 bedroom apartment
- Lovely views towards the inner harbour
- Living/dining room, balcony, fitted kitchen
- En-suite shower room, bathroom, parking, lease extended

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 a round the clock security team backed up by experienced onsite management.

Don't miss this fantastic opportunity to acquire this very keenly priced apartment offering exceptional value in a sought after location and is offered chain free! Freshly decorated throughout and featuring new carpets to the living room and both bedrooms, this well presented two bedroom apartment is truly turnkey ready and enjoys attractive views towards the marina's inner harbour. The bright and airy living/dining room opens onto a balcony, providing an ideal spot to enjoy the water views. Both bedrooms are generous doubles, with the principal bedroom benefiting from calming harbour views and an en-suite shower room. The property is completed by a well-equipped fitted kitchen, a family bathroom and an allocated parking space.

ENTRY

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

ENTRANCE HALL

Security entry phone. Large storage cupboard housing electricity distribution box and shelf. Airing cupboard housing insulated hot water tank with slatted shelf. Smoke alarm. Radiator with decorative cover. Telephone point. Power point. Coved ceiling. 2 ceiling lights. Wood floor.

KITCHEN

10' 5" x 8' 1" (3.18m x 2.46m)

Fitted kitchen comprising Whirlpool electric oven, 4 ring gas hob with Cirra extractor hood over. Hotpoint washing/dryer. Freestanding Zanussi 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. Under unit lighting. Vaillant gas fired boiler. Power points. South facing window overlooking courtyard. Ceiling light. Ceramic tiled floor.

LIVING/DINING ROOM

18' 4" x 11' 5" (5.59m x 3.48m)

Glazed double doors with delightful views towards the inner harbour and giving access to balcony. High level window. Central heating thermostat. Power points. TV point. 2 radiators with decorative covers. Coved ceiling. Recessed ceiling lights. New fitted carpet.

BALCONY

With views towards the inner harbour. Painted balustrade. Exterior light.



BEDROOM ONE

18' 7" x 10' 2" (5.66m x 3.1m)

Window with views towards the inner harbour. 2 fitted wardrobes with over bed spot lighting. Radiator with decorative cover. Power points. TV point. Telephone point. Coved ceiling. 2 ceiling lights. New fitted carpet.



EN-SUITE SHOWER ROOM

Part tiled. Glazed shower cubicle with chrome shower. Hand basin with mixer tap. Mirror with integral lighting and shaver point over. Low level WC. Shelving. Radiator. Extractor fan. Ceiling light. Ceramic tiled floor.



BEDROOM TWO

11' 11" x 9' 10" (3.63m x 3m)

South facing window overlooking courtyard. Fitted wardrobe. Radiator with decorative cover. TV point. Power points. Coved ceiling. Ceiling light. New fitted carpet.

BATHROOM

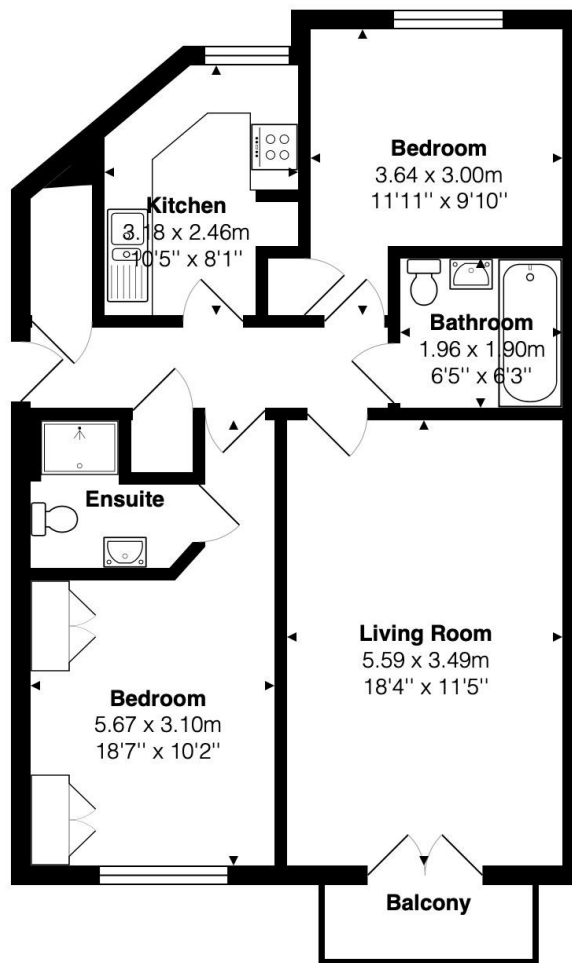
6' 5" x 6' 3" (1.96m x 1.91m)

Part tiled. High level window. Panelled bath with wall mounted shower, mixer tap and glazed screen. Hand basin with mixer tap and large wall mounted mirror with inset lighting. Shaver point. Low level WC. Shelving. Radiator. Coved ceiling. Ceiling light. Extractor fan. Ceramic tiled floor.


PARKING

Allocated.





Second Floor
Area: 68.6 m² ... 739 ft²

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	82	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

TENURE

Leasehold – 128 years remaining.

SERVICE CHARGE

£3,503.83 (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 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