



Victory Mews

Brighton Marina Village, BN2 5XB

£350,000 Leasehold

EPC Rating : C

- South facing, ground floor, two bedroom apartment
- Living/dining room, waterside patio, fitted kitchen
- En-suite shower room and bathroom
- Allocated parking space, 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.

This beautifully presented ground floor, two bedroom apartment occupies an enviable waterside position right on the edge of the inner harbour, commanding South facing views across the water. Offering a wonderful sense of tranquillity and light throughout, this exceptional apartment perfectly captures the essence of marina living. From the moment you enter the spacious living room, your eye is immediately drawn to the tranquil harbour views, creating a calm and relaxing atmosphere. Large doors open onto the South facing patio, an idyllic spot to enjoy morning coffee or al fresco dining in the sunshine. The principal bedroom is equally impressive, benefitting from the same stunning waterside outlook and complemented by a stylish en-suite shower room. The second bedroom enjoys attractive views towards the inner channel and offers flexible accommodation for guests, family, or a home office. The well appointed kitchen is thoughtfully designed while the contemporary family bathroom completes the accommodation. Further enhancing the appeal of this superb apartment is an

allocated parking space. Combining an unrivalled waterside setting with beautifully presented interiors, this is a rare opportunity to acquire a truly special harbour side home.

ENTRY

Communal ground floor entrance with security entry system. Individual door to apartment.

ENTRANCE HALL

Security entry phone. Cloaks cupboard housing electrical distribution box and further storage cupboard. Smoke alarms. Radiator. Telephone point. Hyperoptic enabled point. Power point. Coved ceiling. 2 ceiling lights. Ceramic tiled floor.

KITCHEN

7' 10" x 7' 3" (2.39m x 2.21m)

Window with views towards the inner channel. Roller blind. Fitted kitchen comprising Schott Ceran ceramic hob with stainless steel chimney style extractor hood over. Bosch double electric oven. Integrated dishwasher. Bosch washer/dryer and freestanding Indesit fridge/freezer. Range of fitted cupboards with under unit lighting. Worktops with tiled splashbacks. Stainless sink with mixer tap. Power points. Gas fired Ideal combination boiler. Ceiling light. Ceramic tiled floor.

LIVING/DINING ROOM

18' 9" x 11' 5" (5.72m x 3.48m)

Double glazed doors with beautiful South facing water views. Curtain pole and curtains. 2 radiators. Satellite/TV point. Telephone point. Power points. Coved ceiling. 2 ceiling lights and 2 wall lights. Ceramic tiled floor.



PATIO

South facing with direct views over the inner harbour. Exterior light.



BEDROOM ONE

15' 5" x 9' 7" (4.7m x 2.92m)

South facing window with views over inner harbour. Curtain pole, curtains and fitted roller blind. Triple fitted wardrobe. Radiator. TV point. Telephone point. Power points. Ceiling light. Wood floor.

EN-SUITE SHOWER ROOM

Part tiled. Frosted glazed window. Shower cubicle with Bristan shower and folding glazed door. Hand basin vanity unit with mixer tap and large wall mounted mirror over. Low level WC. Shaver point. Chrome heated towel rail. Ceiling light. Extractor fan. Ceramic tiled floor.

BEDROOM TWO

9' 8" x 7' 10" (2.95m x 2.39m)

Window with views towards the inner channel. Fitted roller blind. Double wardrobe. Radiator. Power points. Telephone point. Ceiling light. Wood floor.

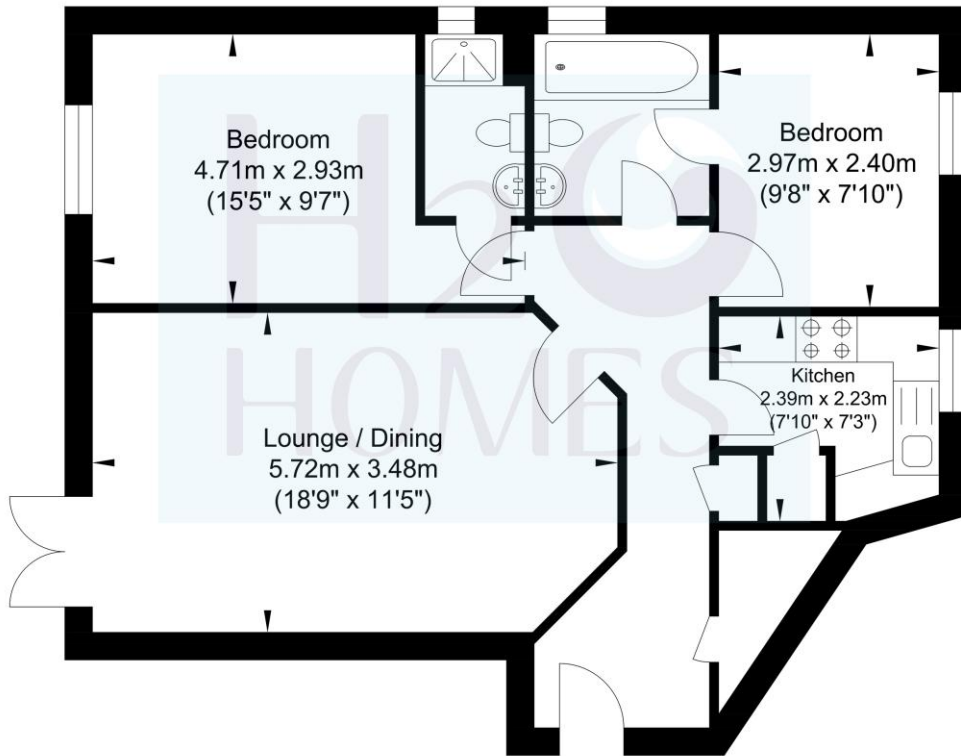
BATHROOM

Part tiled. Frosted glazed window. White suite comprising bath with mixer unit and wall mounted shower. Glazed shower screen. Hand basin vanity unit with mixer tap and large wall mounted mirror over. Bathroom cabinet. Low level WC. Chrome heated towel rail. Ceiling light. Extractor fan. Ceramic tiled floor.

PARKING SPACE

Allocated.





Approximate Floor Area
651.64 sq ft
(60.54 sq m)

Approximate Gross Internal Area = 60.54 sq m / 651.64 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(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 – 79 years remaining.

SERVICE CHARGE

£3,573.16 per annum (2026) to include the ground rent, maintenance, 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