



## Victory Mews

Brighton Marina Village, BN2 5XB

**£297,500** Leasehold

EPC Rating : C

- Ground floor, 2 bedroom apartment with direct water views
- Open plan kitchen/living room, South facing patio
- En-suite shower room and bathroom
- Allocated parking space

**H<sub>2</sub>O**  
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.

Perfectly positioned on the ground floor, this exceptionally well priced, dual aspect, two-bedroom apartment captures the very essence of marina living. Enjoy direct east facing water views over the inner harbour along with a sunny south facing patio that also benefits from adjacent water views—an idyllic setting for morning coffee or evening relaxation.

Step inside to an inviting open-plan kitchen/living area, where stunning harbour views frame the space. With direct access to the patio and a well equipped contemporary style kitchen, this bright and airy room is ideal for entertaining or unwinding at home.

The main bedroom offers a tranquil retreat, complete with fabulous water views and an en-suite shower room. The second east facing bedroom equally enjoys fabulous water views and provides versatile accommodation as a guest room, home office, or creative space. A separate family bathroom further enhances the property. Additional benefits include allocated parking within the courtyard, ensuring both convenience and peace of mind.

Take this superb opportunity to secure a light filled, marina side home with outstanding views and unbeatable value.

#### ENTRY

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

#### ENTRANCE HALL

Security entry phone. Smoke alarm. Storage cupboard housing electrical distribution box. Airing cupboard. Telephone point. Power point. Coved ceiling. 2 ceiling lights. Wood effect floor.

#### OPEN PLAN KITCHEN/LIVING ROOM

18' 7" x 12' 1" (5.66m x 3.68m)

Kitchen : Open plan to living room. South facing window with fitted venetian blind. Fully fitted kitchen comprising stainless steel electric oven with 4 ring gas hob and extractor hood over. Integrated fridge/freezer and washing machine. Stainless steel sink with mixer tap and drainer. Glowworm gas fired combination boiler. Range of wall and base units. Under unit spotlight. Worktops with tiled splashbacks. Power points. Ceiling light. Ceramic tiled floor.

Living area : East facing window with fitted venetian blind. 2 contemporary radiators. TV point. Telephone point. Power points. Coved ceiling. 2 ceiling lights and 2 wall lights. Wood effect floor. Door with fitted venetian blind to South facing patio.



#### **PATIO**

South facing with adjacent inner harbour views.  
Exterior light.



#### **BEDROOM ONE**

12' 2" x 9' 10" (3.71m x 3m)  
East facing window with fitted venetian blind.  
Contemporary radiator. TV point. Telephone point.  
Power points. Ceiling light. Wood effect floor.



#### **EN-SUITE SHOWER ROOM**

Large walk-in shower cubicle with rain shower head and further hand held attachment. Glazed shower screen. Hand basin with mixer tap set onto vanity unit. Wall mirror. Mirrored bathroom cabinet. Low level WC with concealed cistern. Heated towel rail. Extractor fan. Recessed ceiling lights. Ceramic tiled floor.

#### **BEDROOM TWO**

9' 3" x 8' 3" (2.82m x 2.51m)  
East facing updated window with fitted venetian blind.  
Contemporary radiator. Power point. Ceiling light.  
Wood effect floor.

#### **BATHROOM**

White suite comprising panelled bath with mixer tap and hand held shower attachment. Hand basin with mixer tap set onto floating vanity unit. 2 wall mirrors. Low level WC with concealed cistern. Chrome heated towel rail. Extractor fan. Recessed ceiling lights. Ceramic tiled floor.

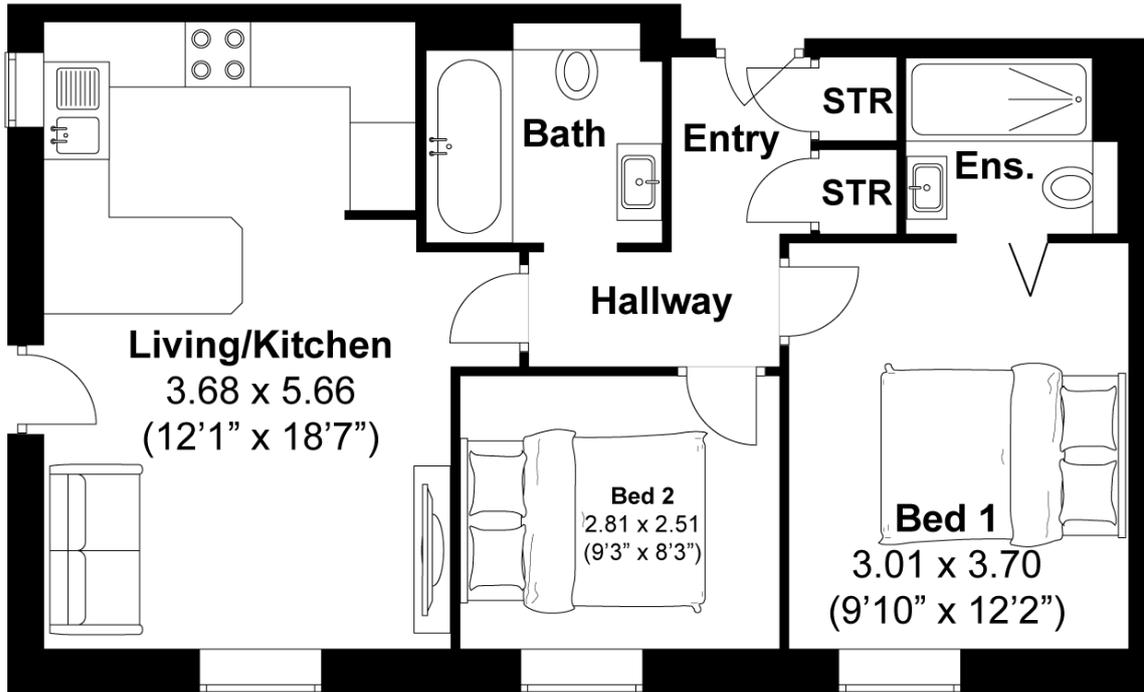
#### **PARKING SPACE**

Allocated within Victory Mews.



# Victory Mews, Brighton

Approximately 58.7 sqm (632 sqft)



### Disclaimer:

The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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### LEASEHOLD

79 years remaining.

### SERVICE CHARGE

£3,170.44 per annum (2026) to include ground rent, service charge, buildings insurance and reserve fund

### COUNCIL TAX BAND

Tax band D

### LOCAL AUTHORITY

Brighton & Hove City Council

### 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