

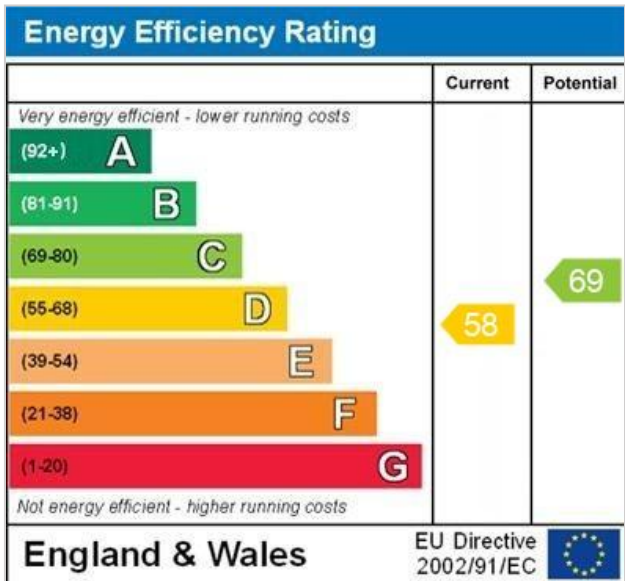


H2O HOMES

WESTERN CONCOURSE, BRIGHTON MARINA
VILLAGE, BN2 5UP
£69,950



Just steps from the marina's vibrant shops and restaurants, this well presented studio apartment enjoys lovely outer harbour views to both the East and West. Offered fully furnished and complete with all fixtures and fittings, it is ready for immediate occupation. The bright, open-plan living space has a stylish contemporary feel and flows seamlessly into the well-appointed fitted kitchenette, creating an inviting space for both relaxing and entertaining. The mezzanine bedroom features built-in storage and gorgeous views to the East, while a modern shower room completes this charming waterfront home.



ACCESS

Pedestrian entry is via the main access point to the Marina floating West jetty where the property is located on the upper concourse.

ENTRY

Entry through security gate to the upper walkway. Individual double glazed door to holiday home with venetian blind.

ENTRANCE HALL

Giving access to shower room and kitchen/living area. Turning staircase to mezzanine bedroom. Ceiling light. Oak wood effect laminate floor.

OPEN PLAN KITCHEN/LIVING AREA

20' 9" x 8' 11" (6.32m x 2.72m) Kitchen area: Range of fitted cupboards. 2 ring ceramic hob with Lamona electric oven under. Integrated Lamona fridge and Candy washing machine. Stainless steel sink with mixer tap. Worktops with tiled splashbacks. Power points. Smoke alarm. Oak effect laminate floor. Living area: West facing with outer harbour views. Power points. TV and telephone points. Ceiling light. Double glazed doors to balcony. Curtain pole and curtains. Oak effect wood laminate floor.

BALCONY

West facing decked balcony with views over the outer harbour and running the width of the property. Railings to edge. Exterior light.

SHOWER ROOM

6' 1" x 3' 11" (1.85m x 1.19m) East facing window with frosted glass. Shower cubicle with Mira electric shower. Hand basin with mixer tap set onto vanity unit. Wall mounted mirror with striplight over. Bathroom cabinet. Heated towel rail. Low level WC. Ceiling light. Vinyl floor.

BEDROOM

13' 0" x 11' (3.96m x 3.35m) East facing window giving views directly over the outer harbour. Venetian blind. Power points. Ceiling light. Fuse box. Fitted wardrobe and cupboard housing water heater. New fitted carpet.

LEASE

Lease expires February 2035 (less 3 months) – NO EXTENSION AVAILABLE

SERVICE CHARGE

£2,177.09 per annum including ground rent.