



Hamilton Court

Brighton Marina Village, BN2 5XD

£339,950 Leasehold

EPC Rating : B

- Immaculately presented, 1st floor, 2 bedroom apartment
- South facing living room, balcony and main bedroom
- Views towards both outer and inner harbours
- Kitchen, en-suite, bathroom, parking and 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 (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.

Presented in excellent decorative order this South facing, first floor apartment offers views towards the bustling outer harbour from both the living room and main bedroom and peaceful inner harbour views from the second bedroom and kitchen! Upon entry, the welcoming living room is adorned with natural light due to its South facing aspect and with French doors leading onto the balcony you can watch the daily activities of marina life go by. The main bedroom equally benefits from the bright South facing aspect with a French door to frame the views towards the outer harbour and enjoys an en-suite shower room for privacy and convenience. Bedroom 2 has an air of tranquillity due to its fine direct views over the inner harbour and has access to the family bathroom. The kitchen is equipped with all you need and the property benefits from a recently fitted combination gas boiler along with new windows and doors. There is a parking space to the front of the block and the lease has been extended.

ENTRY

Communal ground floor entrance with security entry phone system. Stairs to 1st floor and individual door to apartment.

ENTRANCE HALL

Security entry phone. Storage cupboard with shelf and housing electrical distribution box. Smoke alarm. Telephone point. Radiator. Power point. Coved ceiling. Ceiling light. Wood flooring.

KITCHEN

9' 11" x 5' 9" (3.02m x 1.75m)

Fitted kitchen with appliances comprising Bosch electric oven with gas hob and extractor hood over. Freestanding Fridgemaster fridge/freezer, Hotpoint dishwasher and Hoover washer/dryer. White 1½ composite sink with drainer and mixer tap. Range of fitted cupboards. Worktops with tiled splashbacks. Worcester gas combination boiler. Power points. Ceiling light. Radiator. North facing window overlooking the inner harbour. Venetian blind. Vinyl floor.

LIVING ROOM

16' 0" x 11' 10" (4.88m x 3.61m)

Glazed double doors giving access to balcony. Curtain pole, curtains and venetian blinds. Satellite/TV point. Telephone point. Power points (some with USB outlets). Radiator. Central heating thermostat. Coved ceiling. 2 wall lights and 2 ceiling lights Wood flooring.



BALCONY

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

BEDROOM ONE

18' 4" x 9' 9" (5.59m x 2.97m)

South facing French door with decorative Juliette balcony. Curtain pole, curtains and venetian blind. Fitted double wardrobe. Radiator. TV point. Power points. Ceiling light. Fitted carpet.

EN-SUITE SHOWER ROOM

Fully tiled. White suite comprising pedestal wash hand basin with mixer tap. Mirror with integral lights over. Tiled shower cubicle with glazed door. Low level WC. Chrome heated towel rail. Ceiling light. Extractor fan. Ceramic tiled floor.

BEDROOM TWO

18' 11" x 9' 11" (5.77m x 3.02m)

(Currently used as a dining room). North facing window with views directly over the inner harbour. Venetian blind. Radiator. Power points. Ceiling light. Fitted carpet.



BATHROOM

8' 2" x 7' 10" (2.49m x 2.39m)

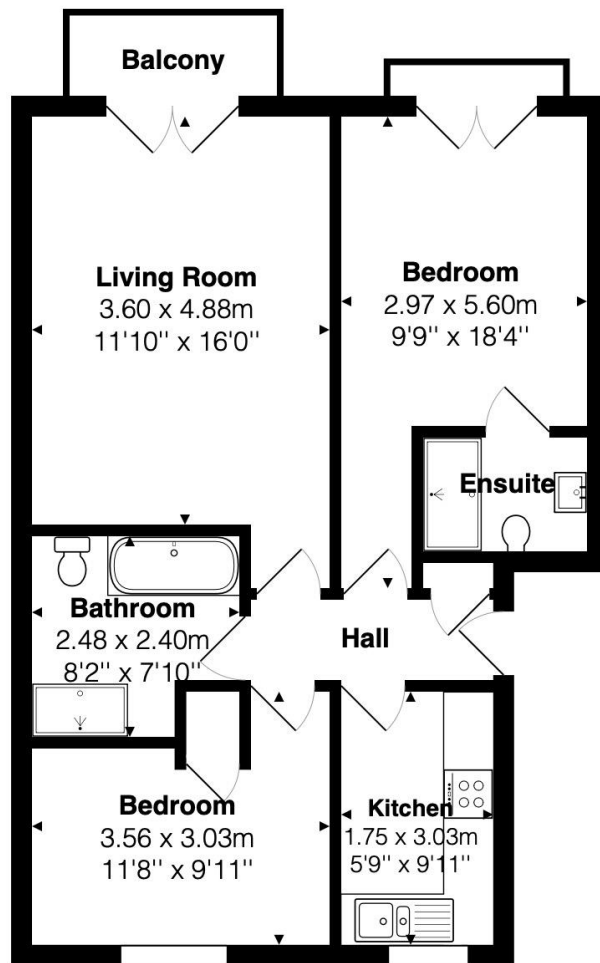
Fully tiled. White suite comprising panelled bath with mixer tap and wall mounted shower. Glazed shower screen. Wash hand basin with mixer tap with vanity cupboards under. Mirror with integral lights over. 3 wall shelves. Low level WC with concealed cistern. Airing cupboard with slatted shelves and radiator. Chrome heated towel rail. Ceiling light. Extractor fan. Ceramic tiled floor.




PARKING

Allocated.





First Floor
Area: 60.6 m² ... 652 ft²

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

TENURE

Leasehold – 128 years remaining.

SERVICE CHARGE

£3,828.52 (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