



Merton Court

Brighton Marina Village, BN2 5XY

£485,000 Leasehold

EPC Rating : C

- South facing, 3 bedroom duplex with direct outer harbour views
- Living/dining room with balcony, fully fitted kitchen
- En-suite, bathroom and cloakroom
- Patio, integral garage, 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.

This well presented three bedroom duplex apartment enjoys a highly desirable South facing aspect, flooding the property with natural light and offering stunning uninterrupted views across the outer harbour from the living/dining room and balcony. Arranged over two levels, the spacious accommodation has been thoughtfully designed to provide comfortable and versatile living. A particular highlight is the attractive South facing patio garden, creating the perfect setting for outdoor dining, entertaining, or simply relaxing. The property further benefits from a well appointed kitchen fitted with quality appliances, a generous principal bedroom with en-suite shower room, a second bedroom with direct access to the patio, a further South facing bedroom, and a family bathroom. An integral garage provides secure parking and valuable storage space, while the extended lease offers additional peace of mind. Combining excellent presentation, desirable outdoor space, and a prime waterfront position, this superb duplex represents a rare opportunity to acquire a turnkey home in an enviable harbourside location

ENTRY

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

ENTRANCE HALL

Security entry phone. Smoke alarm. Radiator. Central heating thermostat. Door to garage. Stairs with fitted carpet to upper floor. Coved ceiling. 2 ceiling lights. Grey oak effect wood laminate floor.

BEDROOM THREE

11' 10" x 7' 7 max" (3.61m x 2.31m)

Arched window overlooking South facing patio. Radiator. Satellite/TV point. Telephone point. Power points. Coved ceiling. Ceiling light point. Grey oak effect wood laminate floor.



BEDROOM TWO

14' 5" x 8' 3" (4.39m x 2.51m)

Double doors leading to South facing patio. Radiator. Telephone point. Power points. Coved ceiling. Ceiling light. Grey oak effect wood laminate floor.

PATIO

South facing patio garden. Decked with raised shingle beds. Water tap. Exterior light.

BATHROOM

Part tiled. White suite comprising panelled bath with mixer tap and wall mounted shower over with glazed screen. Low level WC. Wash hand basin with mixer tap and striplight/shaver point over. Ceiling light. Heated towel rack. Extractor fan. Ceramic tiled floor.

UPPER ENTRANCE HALL

Individual entrance from first floor landing. Security phone. Smoke alarm. Telephone point. Radiator. Electrical fuse box. Large airing cupboard with fully insulated tank and slatted shelf. Coved ceiling. 3 ceiling lights. Grey oak effect wood laminate floor.

CLOAKROOM

Wash hand basin set into vanity unit with mixer tap and tiled splashback. Low level WC. Bathroom cabinet. Radiator. Extractor fan. Coved ceiling. Ceiling light. Grey oak effect wood laminate floor.

KITCHEN

9' 9" x 8' 0" (2.97m x 2.44m)

Fitted kitchen with range of appliances comprising Neff electric oven with matching integrated microwave and warming drawer. Neff 4 ring ceramic hob with Miele chimney style extractor hood over. Integrated Beko dishwasher and Miele fridge/freezer. Composite sink with mixer tap and drainer. Composite work surfaces with upstands. Glass and mosaic tiled splashbacks. Range of wall and base units with under unit lighting. Large serving hatch with recessed lights giving views through dining room to marina. Potterton boiler. Power points. Ceiling light. Ceramic tiled floor.

LIVING/DINING ROOM

22' 4" x 11' 6" (6.81m x 3.51m)

Living area : South facing French doors giving fine outer harbour views. Radiator. Power points. Satellite/T.V point. Telephone point. Ceiling light point. Fitted carpet.
Dining area : South facing window with direct marina views. Radiator. Power points. Coved ceiling. Ceiling light point. Fitted carpet.

BALCONY

South facing with superb views across the marina's outer harbour. Painted balustrade. Exterior light.

BEDROOM ONE

18' 3" x 11' 7" max (5.56m x 3.53m)

2 windows overlooking courtyard. 2 double fitted wardrobes. 2 radiators. Power points. Satellite/TV point. Coved ceiling. 2 ceiling light points. Fitted carpet.

EN-SUITE SHOWER ROOM

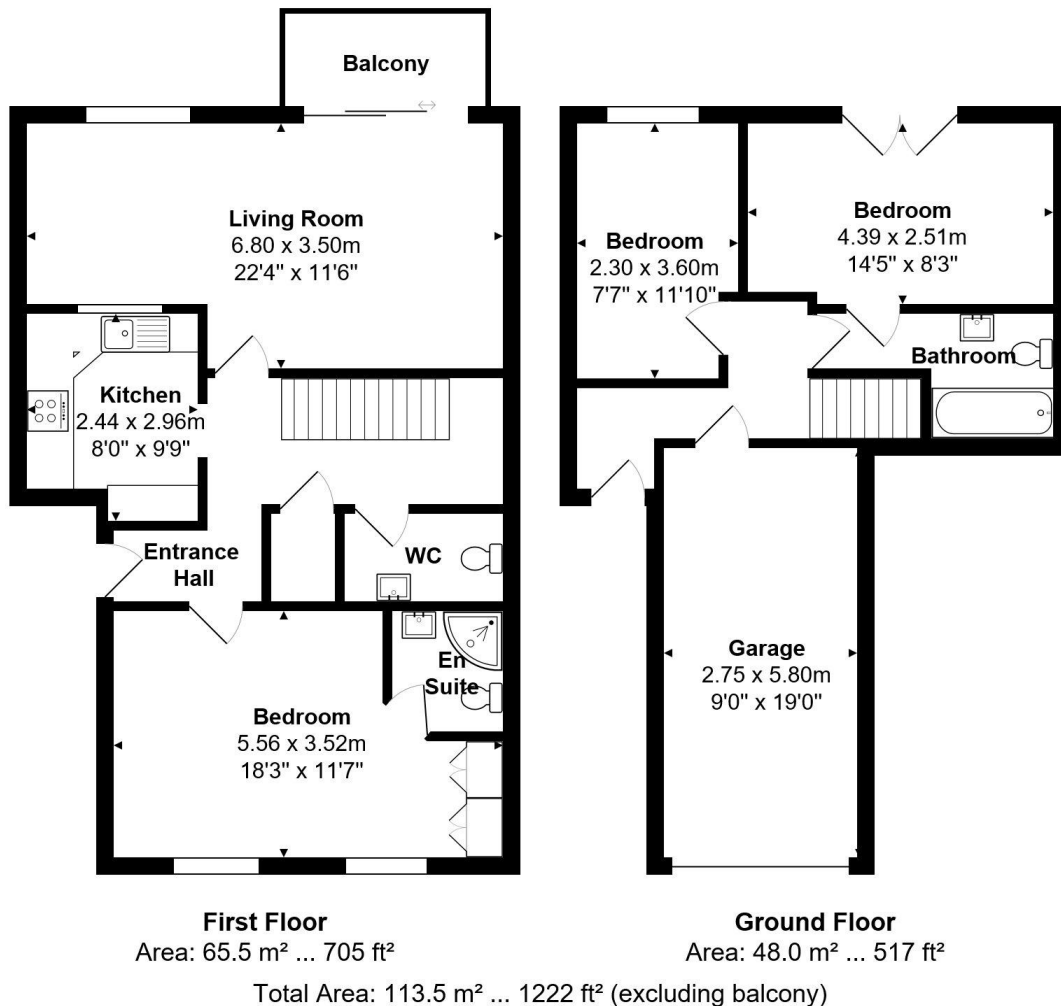
Part tiled. Shower cubicle with glazed sliding doors. White contemporary suite comprising low level WC with concealed cistern. Wash hand basin with mixer tap set in vanity unit. Mirror with glass shelf over. Bathroom cabinet with integral shaver point. Heated towel rack. Extractor fan. Recessed ceiling lights. Stone effect vinyl floor.

GARAGE

19' 0" x 9' 0" (5.79m x 2.74m)

With up and over door, fluorescent lighting and power points. Storage shelving. Plumbing for washing machine.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	78	80
(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	

SERVICE CHARGE

£5,036.98 (2026) to include ground rent, service charge, buildings insurance and reserve fund.

TENURE

Leasehold – 128 years remaining.

COUNCIL TAX BAND

Tax band F

LOCAL AUTHORITY

Brighton & Hove City Council

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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