



Merton Court

Brighton Marina Village, BN2 5XY

£415,000 Leasehold

EPC Rating : C

- Well positioned South facing apartment with direct harbour views
- Living/dining room with South facing balcony
- Two double bedrooms, en-suite and bathroom
- Fully fitted kitchen, allocated 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.

This well positioned 2 bedroom South facing apartment enjoys fantastic views directly over the outer harbour. While away time watching the boats go by from the South facing living/dining room and balcony, equally these views can be enjoyed from the main bedroom which also has the benefit of an en-suite shower room for privacy and comfort. The second bedroom has access to the bathroom and the fitted kitchen is fully equipped with integrated appliances included. There is an allocated parking space located conveniently in the courtyard and the lease has been extended. Furniture by separate negotiation.

ENTRY

Communal ground floor entrance with security entry system. Stairs to 2nd floor and individual door to apartment.

ENTRANCE HALL

Security entry phone. Telephone and Hyperoptic point. Power point. Cloaks/storage cupboard housing electrical distribution box, shelf and gas meter. Smoke alarm. Radiator. Coved ceiling and ceiling light. Wood floor.

KITCHEN

9' 10" x 5' 11" (3m x 1.8m)

Fitted kitchen comprising Whirlpool 4 ring gas hob with extractor hood over and electric oven under. Integrated Whirlpool fridge, freezer and dishwasher. Beko washer/dryer. Stainless steel 1½ sink with mixer tap and drainer. Range of fitted units. Work surfaces with tiled splashbacks. Under unit lights. Concealed Glowworm gas boiler. Central heating controls. Power points. Radiator. Window overlooking courtyard. Ceiling light. Vinyl floor.

LIVING/DINING ROOM

18' 8" x 12' 0" (5.69m x 3.66m)

South facing with superb views over the outer harbour. French doors to balcony. Curtain pole and curtains. 2 radiators. Power points. Satellite/T.V point. Central heating thermostat control. Coved ceiling with 2 ceiling lights. Fitted carpet.



BALCONY

South facing with fabulous views over the outer harbour. Painted balustrade. Exterior light.



MAIN BEDROOM

18' 8" x 9' 10" (5.69m x 3m)

South facing window with super marina views. Curtain pole and curtains. Radiator. T.V point. Power points. 2 ceiling lights. Fitted carpet.

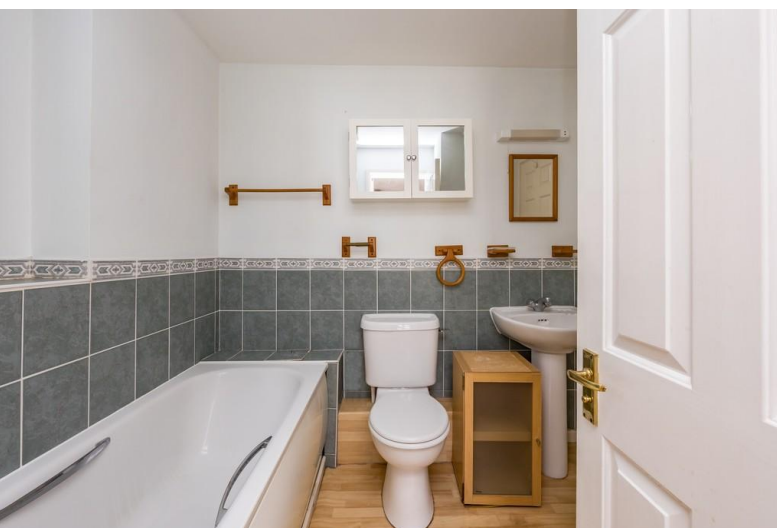
EN-SUITE SHOWER ROOM

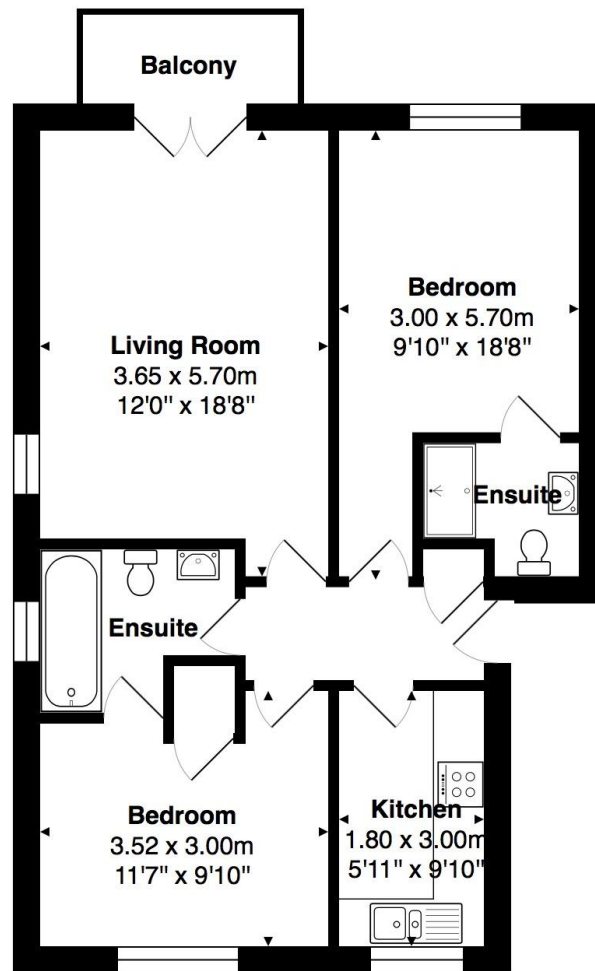
Fully tiled. White suite comprising corner shower cubicle with glazed doors. Hand basin with mixer tap. Mirror with striplight/shaver point over. Bathroom cabinet. Low level WC. Radiator. Extractor fan. Ceiling light. Vinyl floor.

BEDROOM TWO


11' 7" x 9' 10" (3.53m x 3m)

Window overlooking courtyard. Curtain pole and curtains. Airing cupboard housing fully insulated hot water tank and immersion heater with slatted shelf. Radiator. Power points. Ceiling light. Fitted carpet.





Second Floor
Area: 66.7 m² ... 718 ft²

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 78 | 82 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  | |

TENURE

Leasehold – 128 years remaining

SERVICE CHARGE

£3,458.58 per annum (2026) to include ground rent, service charge, buildings insurance and reserve fund.

COUNCIL TAX BAND

Tax band E

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 and 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