



St Vincent's Court

Brighton Marina Village, BN2 5XJ

£340,000 Leasehold

EPC Rating : B

- Well presented, West facing 2 double bedroom apartment
- Direct inner harbour views
- Fitted kitchen, en-suite shower room and bathroom
- Allocated parking space 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. 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.

Enjoying a wonderful dual aspect with views over the inner harbour to both east and west, this delightful two bedroom apartment offers a rare opportunity to embrace life by the water. The living/dining room is immediately welcoming, with tranquil harbour views drawing the eye and access to the West facing balcony - the perfect place to relax and watch the sun set. The principal bedroom shares these peaceful West facing views and benefits from fitted double wardrobes and an en-suite shower room. The second bedroom enjoys an easterly outlook over the inner harbour, together with fitted bedroom furniture and convenient access to the main bathroom. The kitchen is fully fitted and well equipped, also enjoying lovely harbour views. Further benefits include an allocated parking space within the courtyard and an extended lease.

ENTRY

Communal ground floor entrance with security entry system. Stairs to 1st floor. Individual door to apartment.

ENTRANCE HALL

Security entry phone. Cloaks cupboard housing electrical distribution box. Smoke alarm. Telephone point. Radiator. Power point. Coved ceiling. Ceiling light. Fitted carpet.

KITCHEN

10' 9" x 6' 4" (3.28m x 1.93m)

East facing window with inner harbour views. Fitted kitchen comprising Beko gas hob and electric fan oven with Whirlpool extractor hood over. Indesit washer/dryer. Freestanding fridge/freezer. Range of fitted cupboards. Worktops with tiled splashbacks. White 1½ sink with mixer tap and single drainer. Power points. Gas fired Worcester combination boiler. Radiator. Ceiling light. Ceramic tiled floor.

LIVING/DINING ROOM

16' 4" x 11' 10" (4.98m x 3.61m)

French doors with beautiful water views leading to West facing balcony. Curtain pole and curtains. 2 radiators. Satellite/TV point. Telephone point. Hyperopic enabled point. Power points. Coved ceiling. 2 wall lights and 2 ceiling lights. Fitted carpet.



BALCONY

West facing with direct views over the inner harbour. Exterior light.



BEDROOM ONE

17' 7" x 10' 1" (5.36m x 3.07m)

West facing window with views over inner harbour. Curtain pole and curtains. Double fitted wardrobe with matching chest of drawers. Radiator. Telephone point. Power points. Ceiling light. Fitted carpet.



EN-SUITE SHOWER ROOM

White suite comprising wash basin with mixer tap. And wall mounted mirror over. Shower cubicle with glazed door. Low level WC. Heated towel rail. Ceiling light. Extractor fan. Vinyl floor.

BEDROOM TWO

11' 10" x 8' 2" (3.61m x 2.49m)

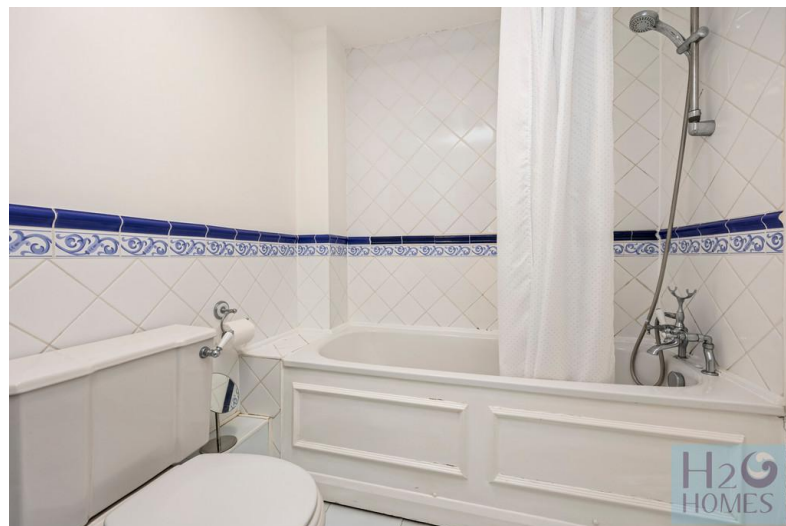
East facing window with views over the inner harbour views. Curtain pole and curtains. Fitted wardrobes with cupboards over. Airing cupboard. Radiator. Power points. Coved ceiling. Ceiling light. Fitted carpet.

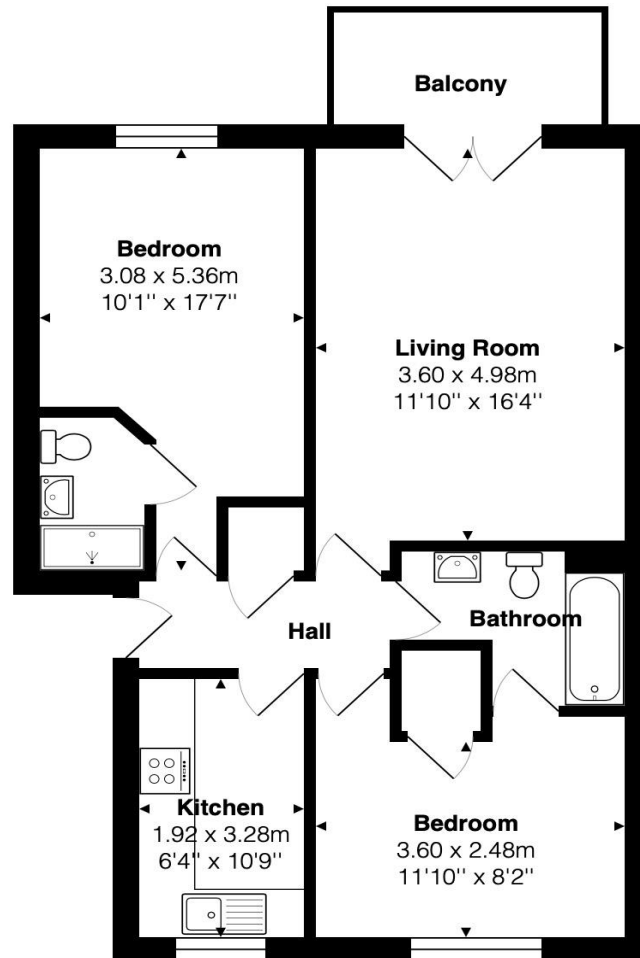
BATHROOM

Part tiled. White suite comprising bath with mixer unit and wall mounted shower. Curtain pole and shower curtain. Hand basin with mixer tap and wall mounted mirror over. Low level WC. Radiator. Ceiling light. Extractor fan. Ceramic tiled floor.

PARKING SPACE

Allocated within the courtyard.





First Floor

Area: 62.9 m² ... 677 ft²

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	82	82
(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	

TENURE

Leasehold – 128 years remaining.

SERVICE CHARGE

£3,529.85 per annum (2026) to include the ground rent, maintenance, 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