



## Copenhagen Court

Brighton Marina Village, BN2 5XL

**£335,000** Leasehold

EPC Rating : C

- Spacious 2 bedroom apartment with marina, lock and sea views
- Living/dining room with balcony, fully fitted kitchen
- En-suite shower room and bathroom
- Parking space within the courtyard, 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 spacious two bedroom apartment enjoys a great waterside setting with marina, lock and sea views from both the living/dining room and principal bedroom. Offering generous proportions throughout, the apartment combines space, light and ever changing in equal measure. The living/dining room is beautifully bright, enhanced by an additional window that allows natural light to pour in, while French doors open onto the East facing balcony. From here, there is always something to enjoy - from boats passing through the lock and the daily activity of the marina to the constantly shifting seascape beyond the harbour wall. The principal bedroom also takes full advantage of these views and benefits from the added convenience of an en-suite shower room. The second bedroom is a well proportioned double with a West facing aspect and easy access to the main bathroom. Completing the accommodation is a fitted kitchen, allocated parking space and the valuable benefit of an extended lease, making this an exceptional opportunity to enjoy relaxed marina living.

#### ENTRY

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

#### ENTRANCE HALL

Giving access to all rooms. Security entry phone. Telephone point. Cloaks cupboard with shelving and housing electrical distribution box. Smoke alarm. Radiator. Coved ceiling. Ceiling light. Fitted carpet.

#### KITCHEN

11' 7" x 5' 9" (3.53m x 1.75m)

Fully fitted kitchen with range of appliances comprising Indesit fan assisted oven, Whirlpool gas hob with stainless steel extractor chimney over. Bosch dishwasher and Indesit fridge/freezer. Washing machine. Stainless steel sink with mixer tap and drainer. Paula Rosa fitted floor and wall cupboards with concealed lighting. Worktops with tiled splashbacks. Power points. Ceiling light. Radiator. West facing window. Ceramic tiled floor.

#### LIVING/DINING ROOM

17' 8" x 12' 8" (5.38m x 3.86m)

North facing window with fitted venetian blind. Coved ceiling. 2 radiators. Power points. TV point. Telephone point. 2 ceiling lights. French doors with curtain pole and curtains to balcony. Fitted carpet.

#### BALCONY

East facing with marina, lock and sea views. Painted balustrade. Exterior light.



### BEDROOM ONE

11' 9" x 9' 9" (3.58m x 2.97m)

East facing window with marina, lock and sea views. Curtain pole and curtains. Radiator. Telephone and TV points. Power points. 2 ceiling lights. Fitted carpet.

### EN-SUITE SHOWER ROOM

Tiled shower cubicle with folding door. Hand basin with mixer tap, mirror and striplight/shaver point over. Low level WC. Mirrored bathroom cabinet. Radiator. Extractor fan. Ceiling light. Vinyl flooring.

### BEDROOM TWO

12' 10" x 10' 4" (3.91m x 3.15m)

West facing window with curtain pole and curtains. Roman blind. Cupboard housing Vaillant gas combination boiler. Airing cupboard. Radiator. Power points. 2 Ceiling lights. Fitted carpet.



### BATHROOM

North facing frosted glazed window. Panelled bath with hand held shower and mixer tap and wall mounted shower attachment. Hand basin with mixer tap, mirror and striplight/shaver point over. Low level WC. Radiator. Ceiling light. Extractor fan. Vinyl flooring.

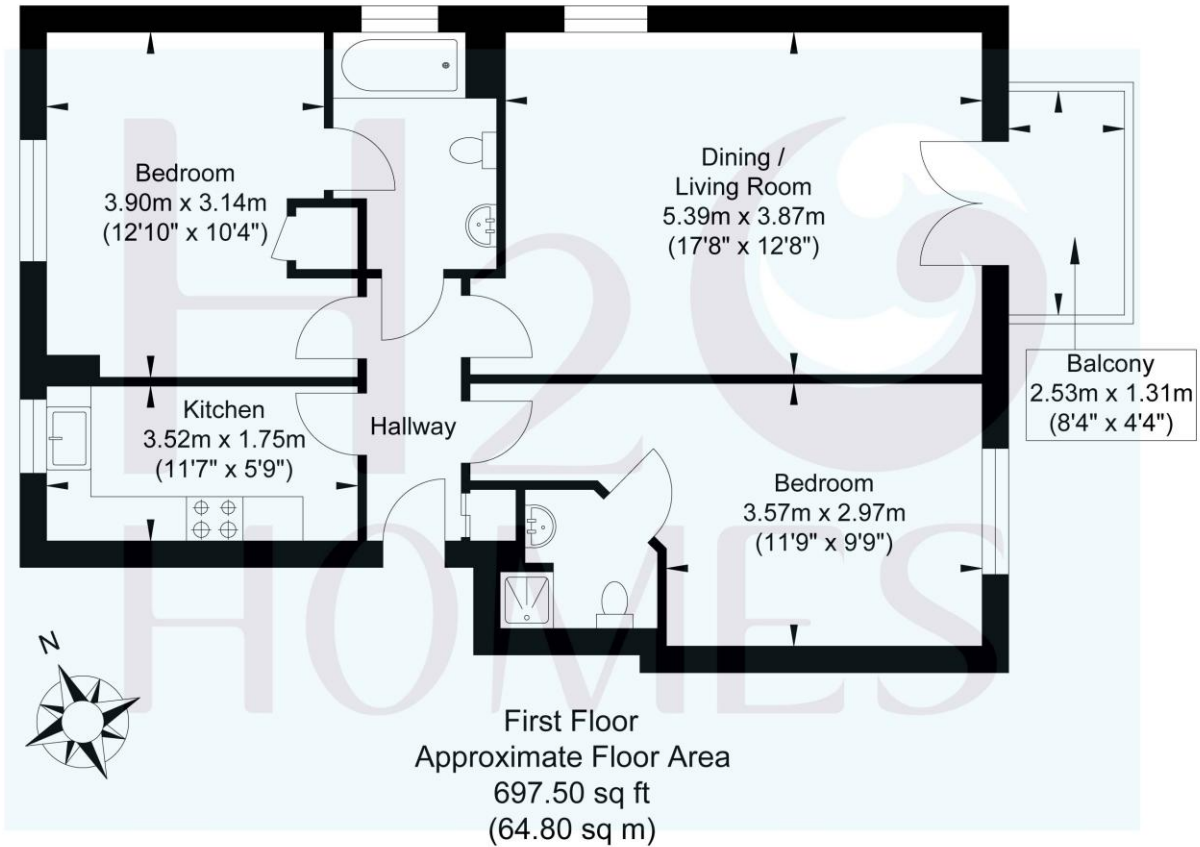


### PARKING SPACE

Allocated within the courtyard.



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Approximate Gross Internal Area = 64.80 sq m / 697.50 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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

### TENURE

Leasehold – 128 years remaining.

### SERVICE CHARGE

£3,635.58 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