



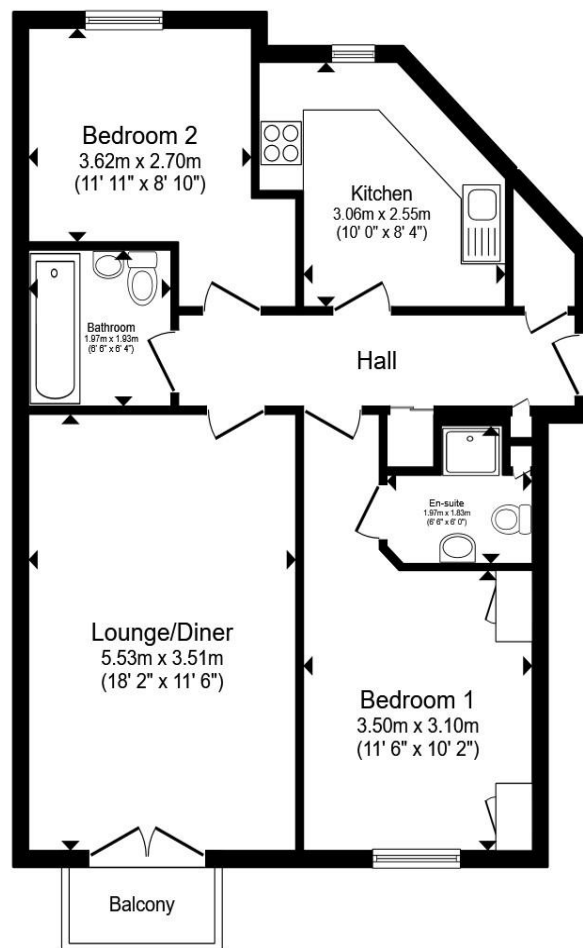
Merton Court The Strand, Brighton Marina Village BRIGHTON BN2 5XY

welcome to

Merton Court The Strand, Brighton Marina Village BRIGHTON

****No onward chain**** A well-proportioned two-bedroom apartment in the popular Merton Court development, enjoying views across Brighton Marina.





Total floor area 68.6 m² (739 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Situated in the highly sought-after Merton Court development on The Strand, this well-presented two-bedroom apartment enjoys stunning views across Brighton Marina and benefits from an allocated parking space.

The accommodation extends to approximately 739 sq. ft. and comprises a spacious dual-aspect lounge/dining room with direct access to a private balcony, perfectly positioned to take advantage of the impressive marina views. The separate fitted kitchen offers ample worktop and storage space, while the generous principal bedroom benefits from fitted wardrobes and an en-suite shower room. A further double bedroom and a modern family bathroom complete the accommodation.

The private balcony provides an ideal space for outdoor dining or relaxing whilst overlooking the marina, creating a wonderful extension of the living space.

Residents of Brighton Marina enjoy an array of restaurants, cafés, bars, leisure facilities and a supermarket all within easy walking distance, whilst Brighton city centre, the seafront and mainline railway station are easily accessible. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Merton Court The Strand, Brighton Marina Village BRIGHTON

- No onward chain
- Two-bedroom apartment
- Prime Brighton Marina location
- Stunning marina views
- Private balcony

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 2759.84

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 174 years from 12 Mar 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£350,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
KET108445 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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