Sawyer&Co.
sales & lettings

The Strand, Brighton Marina Village

Brighton

£230,000

The Strand, Brighton Marine Village

Located in the desirable Brighton Marina, just east of Brighton city centre, a spacious ONE BEDROOM, GROUND FLOOR CORNER PLOT APARTMENT in a GATED DEVELOPMENT with a large OUTSIDE COURTYARD and ALLOCATED PARKING.

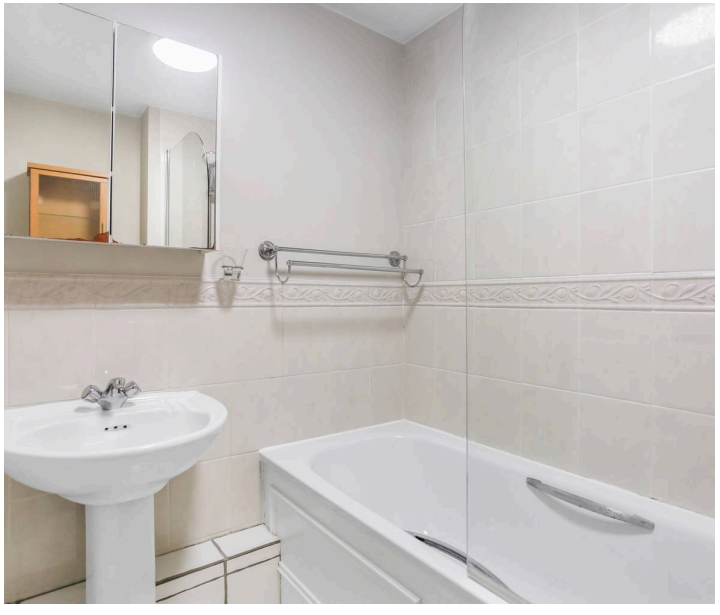
Situated in a gated development in the Marina's inner harbour, this well-presented apartment is perfect for those who want to combine the tranquillity of waterfront living with the vibrant, cosmopolitan energy of Brighton. The corner plot is one of only four in the development and features a spacious living room and diner area, with ample space for a dining table.

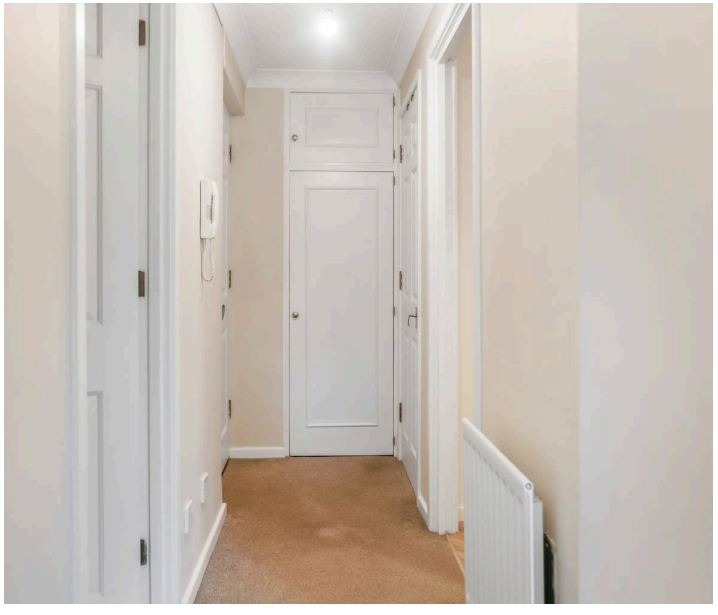
Down the hall sits a separate kitchen area, as well as a classic white suite bathroom, and additional built-in cupboards for added convenience. Completing the accommodation is a good-sized double bedroom with a unique arched window, flooding the room with light.

Outside, the property benefits from a rare and spacious courtyard stye garden, offering a versatile outdoor space ideal for relaxing, entertaining and enjoying the warmer months.

The Local Area

Regarded as one of the city's premier residential and leisure destinations, Brighton Marina offers an exceptional lifestyle with round-the-clock bus links straight to the city centre.





Officially opened by HM The Queen in 1978, Brighton Marina features a working harbour, yacht club, residential housing and a wide variety of restaurants, boutiques and amenities including a supermarket, bowling alley, multiplex cinema and David Lloyd Health Club.

Providing over 1300 berths, the marina also provides a boatyard and fuel berth along with other ancillary services. A short seafront drive takes you to the picturesque village of Rottingdean or to the hubbub of central Brighton. A pleasant walk along the boardwalk takes you to the popular Reading Rooms refectory, and on to the open water swimming centre, Sea Lanes, with swimming, sauna, and food and drinks.

Further Information

Merton Court is not in a controlled parking zone. The council tax band is C, which is currently charged at £2,292.84 for 2026/27. EPC rating - C.

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

Tenure: Leasehold

Unexpired term on lease - 128 years

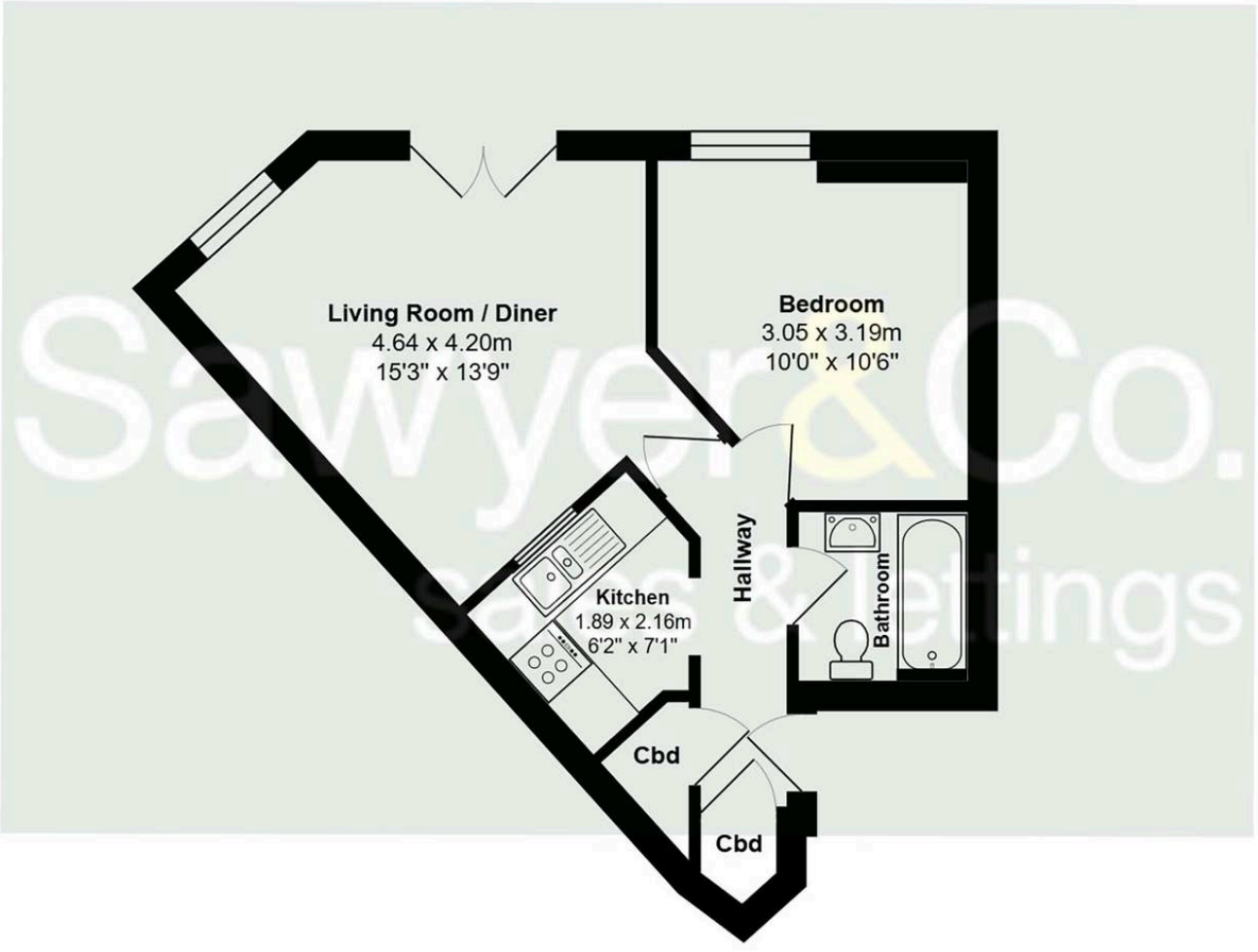
Service Charge - £1,500.96 pa

Ground Rent - £150pa

Reserve Fund - £138.60pa

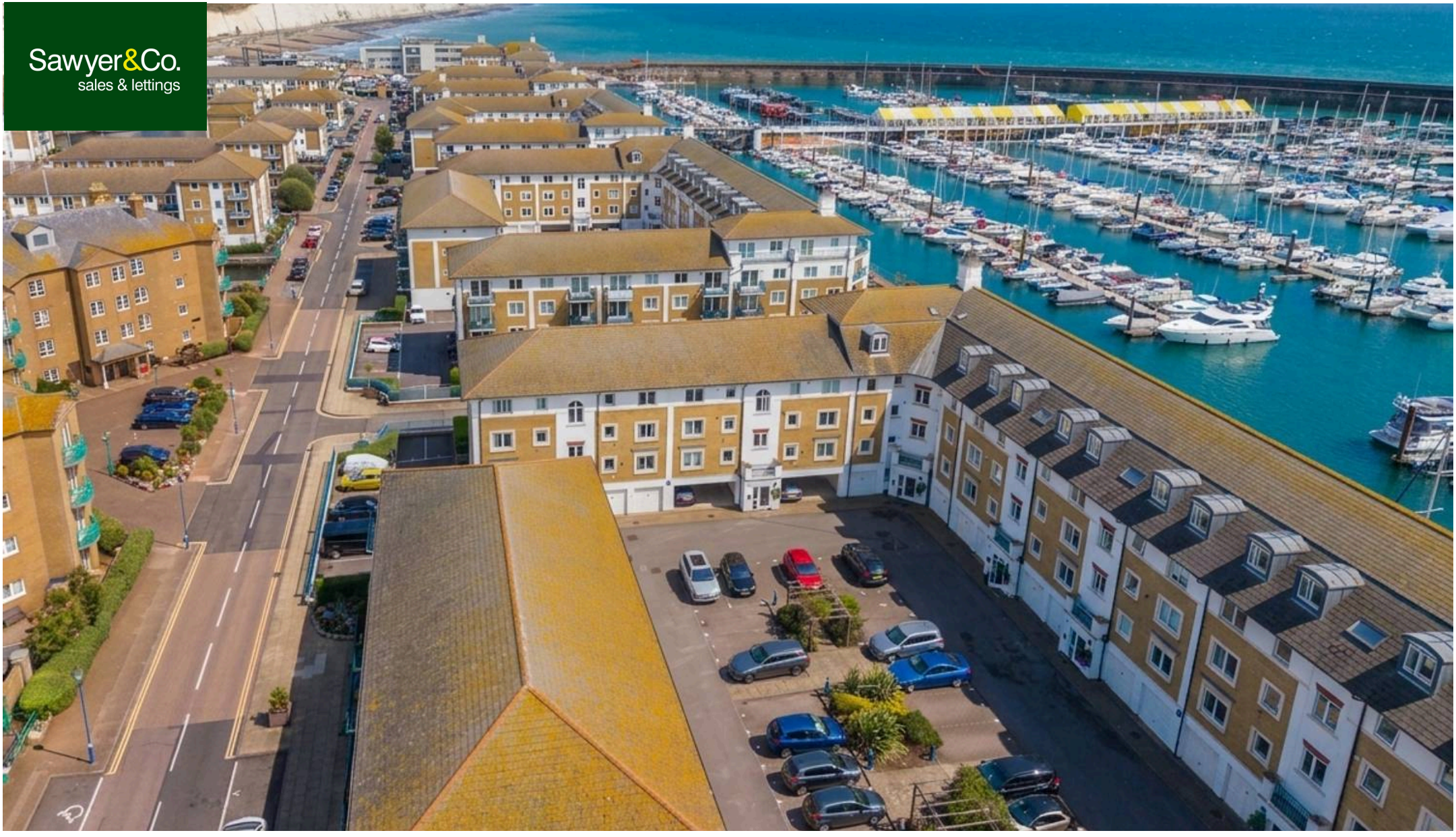
Insurance - £185.16 pa

This information has been provided by the seller. Please obtain verification via your legal representative.



Total Area: 35.8 m² ... 385 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co- Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.