



## Britannia Court The Strand, Brighton, BN2 5SF

### Offers in excess of £260,000

Located in the vibrant Brighton Marina Village, this apartment on The Strand offers a lounge, kitchen, two bedrooms, one with an ensuite and a bathroom.

The property benefits from a balcony with a marina view.

As well as the glamour of sea views and moored yachts, Brighton Marina is a vibrant community with a wealth of independent shops, restaurants and bars, as well as an ASDA supermarket. Leisure facilities include a cinema, ten-pin bowling alley, and a David Lloyd health club. You can stroll on the boardwalks, or pick up the undercliff walk and take in the sea air as you make your way down the coast towards Rottingdean and Saltdean, or westward to Brighton. Alternatively there are numerous buses running along the coast road.

Call us today to book a viewing.



Disclaimer

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

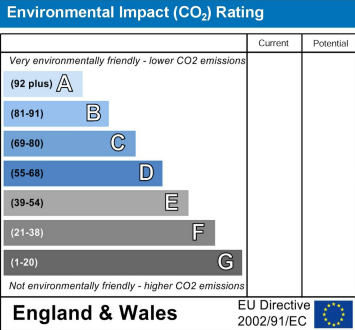
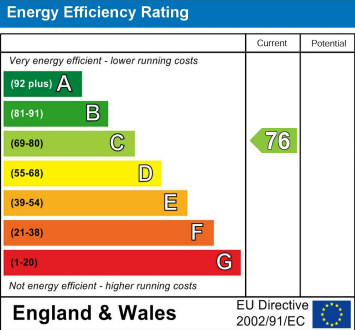
Leasehold Information

130 years remaining on the lease  
Ground rent: £150 per annum  
Maintenance charge: £2861 per month

Service charge for 2025 is £3,129.64 per annum to include insurance, and reserve contribution.

Section 20 works are due throughout 2026 to make improvements to the property, these costs should be covered by the reserve fund.

This information is provided by the vendor and should be verified during the conveyancing process.



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