





Mariner's Quay

Brighton Marina Village, BN2 5UZ

O.I.R.O £332,500 Leasehold

EPC Rating: C

- Cosy, 2 bedroom, 1st floor apartment with waterside views
- Open plan kitchen/living room and 2 balconies
- En-suite shower rooms and family bathroom,
- Lift, 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.

Welcome to this spacious first floor, two bedroom apartment enjoying wonderful direct water views from both the open-plan living space and the principal bedroom. The cosy, East facing living room is bathed in morning light and offers fantastic inner harbour views - the perfect place to start your day with a favourite brew. With direct access to the balcony, this inviting space flows seamlessly into a generous kitchen complete with fitted integrated appliances and a practical breakfast bar, ideal for both everyday living and entertaining. Arched French doors beautifully frame the tranquil water outlook from the principal bedroom, which also benefits from fitted wardrobes and the convenience of an en-suite shower room. A further double bedroom provides ample built-in storage and is served by the main bathroom. Additional benefits include an extended lease, a communal lift and an allocated parking space, offering both comfort and practicality in this desirable waterfront setting.

ENTRY

Communal ground floor entrance. Security entry system. Lift and stairs to 1st floor.

ENTRANCE HALL

Security entry phone. Airing cupboard with lagged hot water cylinder, immersion heater and shelving. Storage heater. Power points. Telephone point. Cupboard housing electrical distribution boards and further storage cupboard. 2 ceiling lights. Smoke alarm. Coved ceiling. Fitted carpet.

OPEN PLAN KITCHEN/LIVING ROOM

21' 7" x 14' 1" (6.58m x 4.29m)
East facing double glazed window with pleated blind. Comprehensive range of integrated appliances comprising electric hob with extractor hood over. Whirlpool fan assisted electric and microwave. Whirlpool washing machine. Integrated dishwasher. Indesit fridge and freezer. White 1½ ceramic sink unit with drainer and mixer tap. Range of fitted wall and base units. Work surfaces with tiled splashbacks. Breakfast bar. Power points.
Ceiling light. Vinyl floor. Dimplex skirting heater.
Living room : East facing arched double glazed doors facing directly over the marina inner harbour and giving access to Juliet balcony. Curtain pole and curtains. Storage heater. TV/Satellite point. Power points. Decorative ceiling cornice. 2 ceiling lights. Fitted carpet.





BALCONY
East facing with fine views over the inner harbour.

BEDROOM ONE
19' 0 max" x 11' 9 max" (5.79m x 3.58m) Irregular shape. Southeast facing arched double glazed doors offering views directly over the marina inner harbour and giving access to Juliet balcony. Curtain pole and curtains. Range of fitted wardrobes. Power points. Electric heater. Coved ceiling. Ceiling light. Fitted carpet.

BALCONY
Southeast facing with fine views over the inner harbour.

EN-SUITE SHOWER ROOM
Part tiled. Fully tiled shower cubicle with Aqua tronic power shower. Hand basin with mixer tap. Mirror with striplight/shaver point over. Low level WC with concealed cistern. Wall mounted heater. Extractor fan. Ceiling light. Vinyl floor.

BEDROOM TWO
15' 5" x 12' 5" (4.7m x 3.78m) Irregular shape. Southwest facing double glazed window. Curtain pole and curtains. Range of fitted bedroom furniture. TV point. Power points. Coved ceiling. Ceiling light. Fitted carpet.

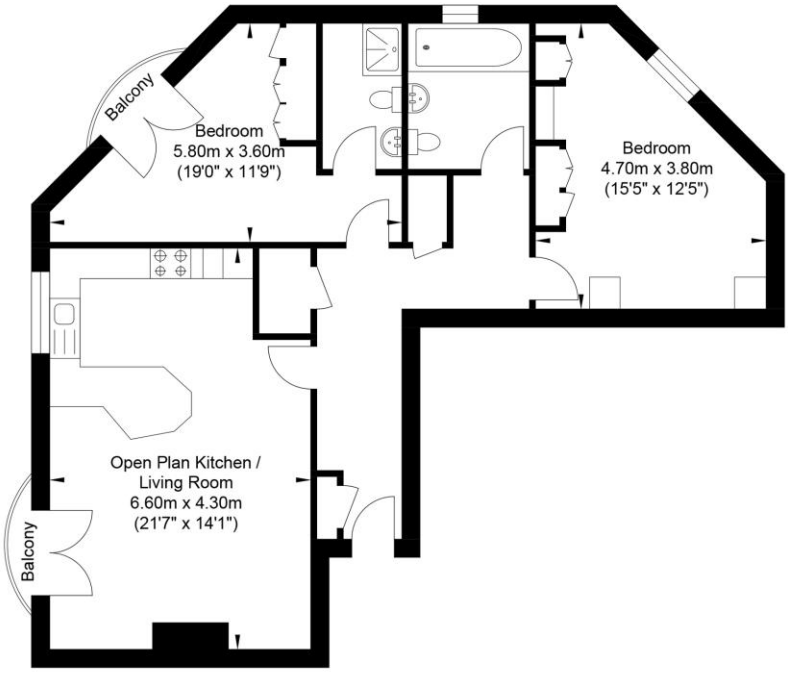
BATHROOM
Part tiled. Obscure glazed window with roller blind. Panelled bath with mixer tap and wall mounted Aqua 3000 power shower. Hand basin with mixer tap. Mirror with striplight/shaver point over. Low level WC with concealed cistern. Wall mounted heater. Ceiling light. Vinyl floor.

PARKING SPACE
Allocated adjacent to the block.



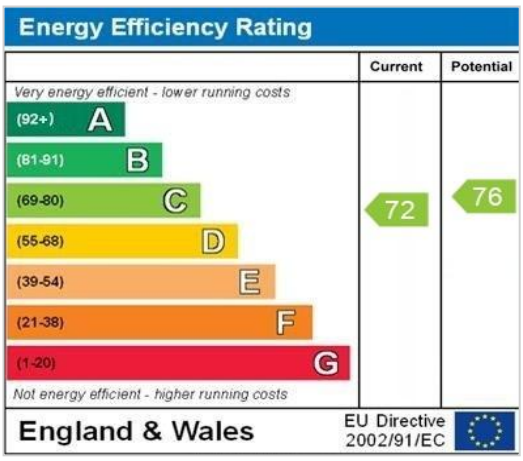


Mariners Quay



First Floor
Approximate Floor Area
829.46 sq ft
(77.06 sq m)

Approximate Gross Internal Area = 77.06 sq m / 829.46 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



TENURE
Leasehold – 128 years remaining.

SERVICE CHARGE
£4,449.51 (2026) to include ground rent, service charge, buildings insurance and reserve fund.

COUNCIL TAX BAND
Tax band D

LOCAL AUTHORITY
Brighton & Hove City Council

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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 are 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