



H2O
HOMES

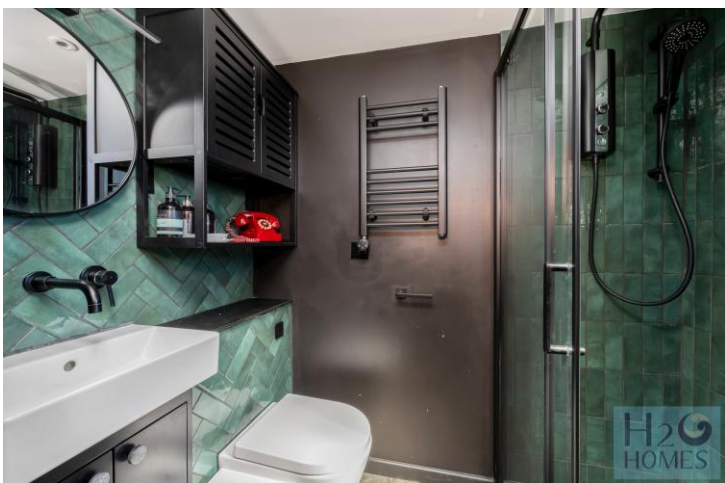
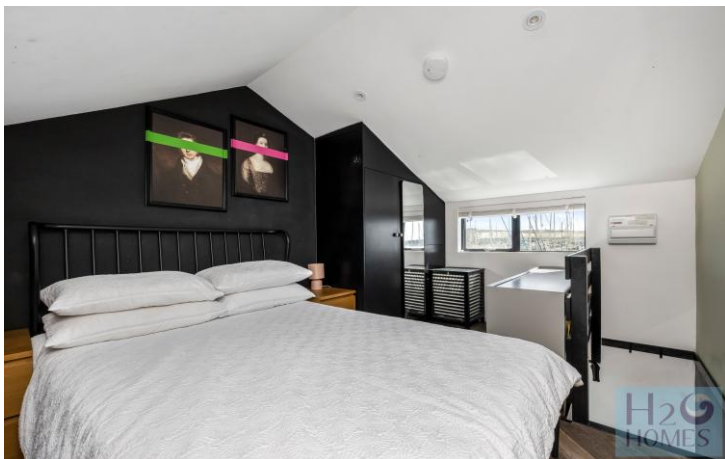
H2O HOMES

WESTERN CONCOURSE, BRIGHTON MARINA
VILLAGE, BN2 5UP
£79,950 LEASEHOLD



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Beautifully presented throughout, this gorgeous studio apartment enjoys wonderful views across the outer harbour to both the East and West, creating a bright and inviting coastal retreat. Thoughtfully designed with an open plan layout, the apartment features a well equipped kitchenette with everything you need for a long weekend, an extended stay or simply to arrive and settle straight in. The comfortable living area is flooded with natural light and opens through large sliding doors onto a West facing balcony – the perfect spot to relax, take in the harbour views and enjoy the evening sun. A stylish and well appointed shower room completes the main level, while the mezzanine bedroom provides a cosy and characterful sleeping space, with superb views across the harbour to the East. Best of all, the apartment is offered with all main furniture included, making it an ideal hassle free coastal bolthole, holiday retreat or investment opportunity.



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



ACCESS

Pedestrian entry is via the main access point to the Marina floating West jetty where the property is located on the upper concourse.

ENTRY

Entry through security gate to the upper walkway. Individual updated double glazed door to holiday home.

ENTRANCE HALL/KITCHENETTE

Giving access to the shower room/WC and living area. Timber staircase to upper level. Electrical distribution box. Galley kitchenette comprising stainless steel underslung sink with mixer tap and inset drainer. Zanussi 2 ring hob and full size electric oven. Integrated Fridgemaster fridge. Work top with tiled splashbacks. Deep storage drawers. Wall mounted cupboards. Power points. Recessed ceiling light. Smoke alarm. Herringbone wood effect floor.

LIVING AREA

14' 1" x 8' 10" (4.29m x 2.69m)
West facing with delightful harbour views. Wall mounted display cabinet. Power points. TV and telephone points. Recessed ceiling lights. Wall light. Wall mounted electric heater. Double glazed sliding doors to balcony. Herringbone wood effect floor.

BALCONY

Decked West facing balcony with views directly over the water and running the width of the property. Exterior light. Railings to edge.

SHOWER ROOM

East facing window with frosted glass. Fully tiled shower cubicle with Aquas electric shower. Hand basin with mixer tap set on vanity unit with lighting over. Storage cabinet. Low level WC with concealed cistern. Heated towel rack. Herringbone wood effect floor.

BEDROOM

12' 9" x 8' 10" (3.89m x 2.69m)
East facing window giving views directly over the outer harbour. Built in double wardrobe with lighting and access to Ariston hot water heater. Wall mounted electric heater. Power points. Smoke alarm. Recessed ceiling lights. Herringbone wood effect floor.

LEASE

Expires February 2035 (less 3 months).

SERVICE CHARGE

£2,177.09 per annum including ground rent.