



## Victory Mews

Brighton Marina Village, BN2 5XB

**£280,000** Leasehold

EPC Rating : C

- Rarely available, South facing, ground floor apartment
- South facing living/dining room with access to patio
- Updated kitchen and bathroom
- 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 around the clock security team backed up by experienced onsite management.

Rarely available this delightful one bedroom, ground floor apartment boasts a glorious South facing aspect with views towards the inner harbour and channel views to the rear. The living/dining room is flooded in natural light, creating a warm and inviting atmosphere and leads directly onto the attractive South facing patio. Adjacent to the living/dining room, you'll find a separate contemporary styled kitchen equipped with all you need. With views directly over the inner channel the main bedroom has a calming influence with the convenience of fitted wardrobes providing ample storage and there is a fully updated bathroom. The allocated parking space is located in super convenient area just to the front of the patio.

#### ENTRY

Communal ground floor entrance hall with security entry phone system. Individual door to apartment.

#### ENTRANCE HALL

Security entry phone. Cloaks/storage cupboard with electrical distribution box. Smoke alarm. Telephone point. Radiator. Coved ceiling. Ceiling light. Fitted carpet.

#### KITCHEN

8' 4" x 5' 6" (2.54m x 1.68m)

East facing window with venetian blind. Updated fitted kitchen with range of cupboards. Ariston gas hob with concealed extractor hood over and Hotpoint electric oven. Freestanding Logik fridge. Hotpoint washer/dryer. Worktops with tiled splashbacks. Composite sink with mixer tap and drainer. Concealed Worcester gas combination boiler. Power points. Radiator. Coved ceiling. Ceiling light. Vinyl wood effect flooring.

#### LIVING/DINING ROOM

17' 9" x 11' 6" (5.41m x 3.51m)

South facing French doors to patio. Venetian blinds, curtain pole and curtains. Feature electric fire. Radiator. Power points. Satellite/TV point. Telephone point. Coved ceiling. 2 ceiling lights and 2 wall lights. Fitted carpet.

## PATIO

Paved South facing with views towards the inner harbour. Exterior light.

## BEDROOM

11' 4" x 10' 1" (3.07m x 2.77m)

North facing window overlooking inner channel. Venetian blind, curtain pole and curtains. Fitted wardrobes. Radiator. Telephone point. TV point. Power points. Ceiling light. Fitted carpet.



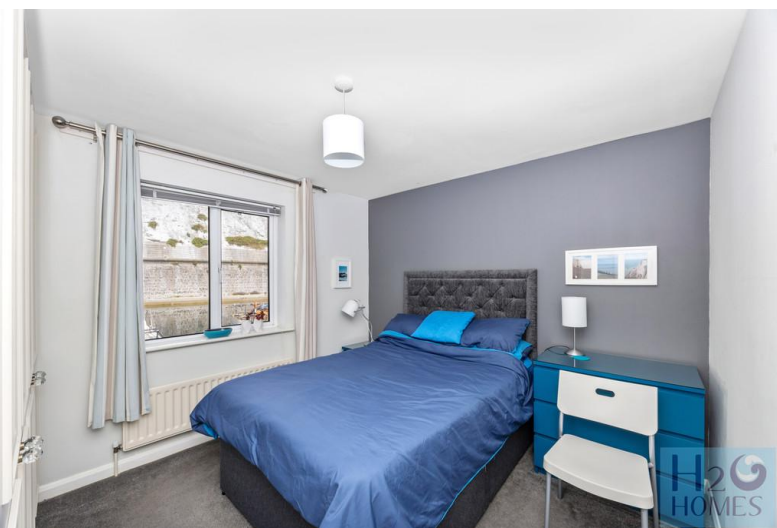
## BATHROOM

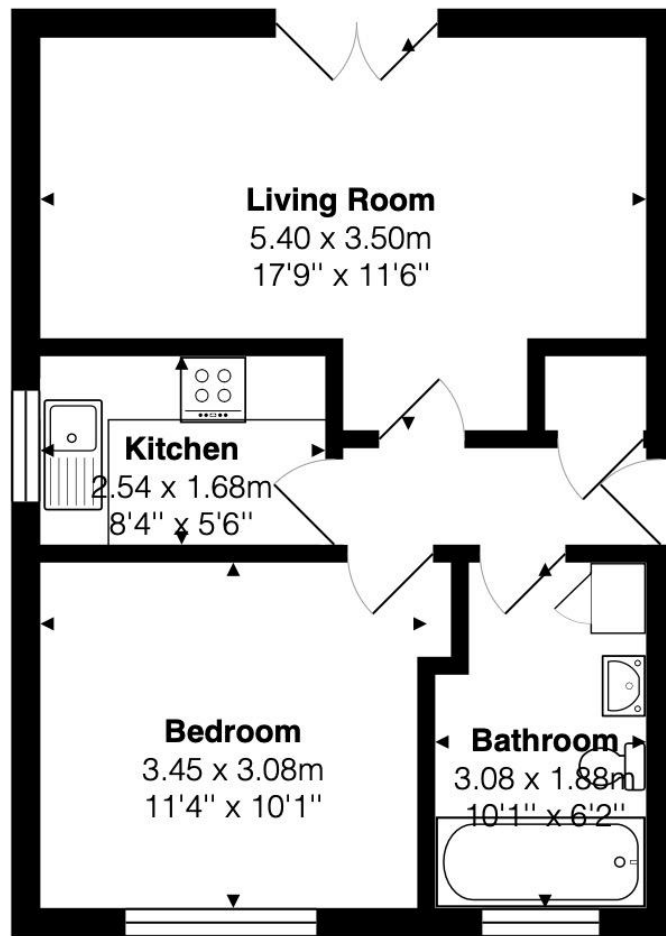
10' 1" x 6' 2" (3.07m x 1.88m)

Newly installed suite with modern splash panel finish. North facing window with obscured glazing facing the inner channel. Venetian blind. White suite comprising panelled bath with mixer tap and wall mounted shower over. Hand basin with mixer tap. Mirror with integral lighting over. Mirrored bathroom cabinet. Low level WC with concealed cistern. Deep storage cupboard. Radiator. Ceiling light. Extractor fan. Vinyl wood effect flooring.

## PARKING

Allocated to the front of the patio.





### Ground Floor

Area: 41.9 m<sup>2</sup> ... 451 ft<sup>2</sup>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

### TENURE

Leasehold – 129 years remaining.

### SERVICE CHARGE

£2,465.67 (2026) to include ground rent, service charge, buildings insurance and reserve fund.

### LOCAL AUTHORITY

Brighton & Hove City Council

### COUNCIL TAX BAND

Tax band - C

### OFFICE

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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 and 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