



Mariner's Quay

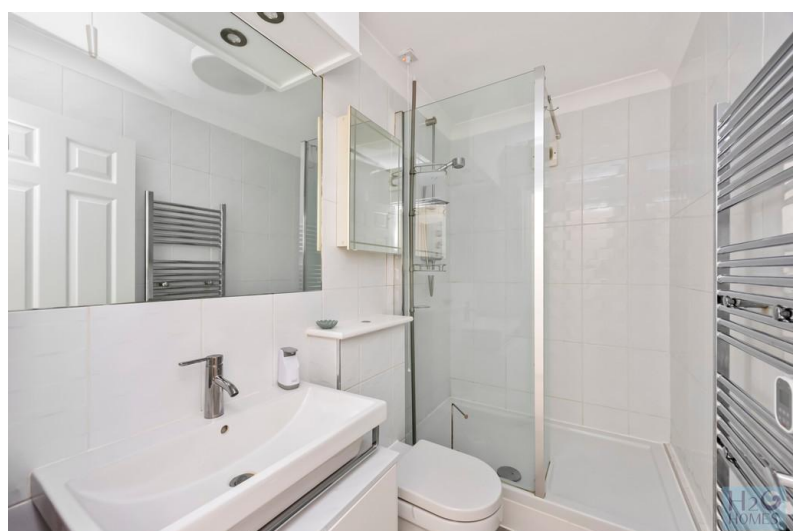
Brighton Marina Village, BN2 5UZ

£448,500 Leasehold

EPC Rating : D

- Ground floor, 2 bedroom apartment with direct water views
- Open plan kitchen/living room, large waterside patio
- En-suite shower room and family shower room
- Parking space, lease extension in progress

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 beautifully presented, ground floor, east facing, two bedroom apartment offering tranquil water views and access to a larger than average waterside patio. The bright and spacious living area enjoys fantastic inner harbour views and provides the perfect setting to start the day with your favourite brew. This inviting space is open plan to a generous, newly fitted kitchen, complete with integrated appliances and a highly practical breakfast bar.

The main bedroom features elegant arched French doors opening directly onto the patio, allowing you to fully appreciate the peaceful inner harbour views. It also benefits from fitted wardrobes and the added convenience of an en-suite shower room. A further well proportioned double bedroom offers ample fitted storage, complemented by a modern family shower room. The property has been subject to full redecoration, upgraded heaters and new wood flooring throughout. Additional benefits include an allocated parking space, and a lease extension currently in progress, making this an excellent opportunity for both homeowners and investors alike.

ENTRY

Communal ground floor entrance. Security entry system.

ENTRANCE HALL

Security entry phone. Storage cupboard housing electrical distribution board. Further storage cupboard and airing cupboard housing water heater. Dimplex 'Quantum' electric heater. Power points. Telephone and Hyperoptic points. 2 ceiling lights. Smoke alarm. Coved ceiling. Wood floor.

OPEN PLAN KITCHEN/LIVING ROOM

21' 5" x 14' 0" (6.53m x 4.27m)

East facing double glazed window with fitted pleated blind. Comprehensive range of integrated appliances comprising induction hob with extractor over. Eye level fan assisted electric oven and steam/combination microwave oven. Integrated fridge/freezer, dishwasher and washer/dryer. Stainless steel sink unit with mixer tap. Range of fitted wall and base units. Under unit lighting. Work surfaces with tiled splashbacks. Breakfast bar. Power points. Ceiling light. Wood floor. Living room : East facing arched double glazed doors facing directly over the marina inner harbour and giving access to patio. Curtain pole and curtains. Dimplex 'Quantum' electric heater. TV point. Power points. Decorative ceiling cornice. 2 ceiling lights. Wood floor.



PATIO

East facing stretching the width of the property with fine views over the inner harbour. 2 exterior lights. Power point.



BEDROOM ONE

17' 10" x 10' 9" (5.44m x 3.28m)

Northeast facing arched double glazed doors with views over the inner harbour and access to the patio. Curtain pole and curtains. Fitted mirrored wardrobes. Storage cupboard. Wall mounted Dimplex electric heater. Power points. Coved ceiling. Ceiling light. Wood floor.



EN-SUITE SHOWER ROOM

Fully tiled shower cubicle with electric shower and glazed screen. Hand basin with mixer tap set on vanity unit. Large wall mirror with spot lights over. Mirrored bathroom cabinet. Low level WC with concealed cistern. Dimplex chrome heated towel rail. Extractor fan. Wall mounted fan heater. PIR activated ceiling light. Wood floor.

INNER LOBBY

Doors to bedroom two and shower room. Coved ceiling. PIR activated ceiling light. Power point. Wood floor.

BEDROOM TWO

15' 1" x 12' 7" (4.6m x 3.84m)

Northwest facing arched double glazed window with pleated blind. Range of mirrored fitted wardrobes. Power points. Wall mounted Dimplex electric heater. Coved ceiling. Ceiling light. Wood floor.

SHOWER ROOM

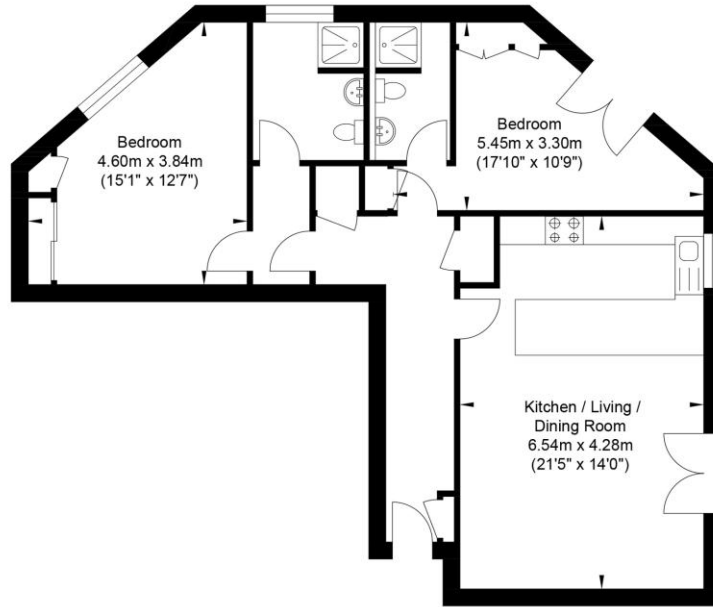
Obscured double glazed window with pleated blind. Fully tiled shower cubicle with Mira electric shower and glazed screen. Hand basin with mixer tap set on vanity unit. Large wall mirror with spot lights over. Low level WC with concealed cistern. Dimplex chrome heated towel rail. Extractor fan. Wall mounted fan heater. PIR activated ceiling light. Wood floor.

PARKING SPACE

Allocated adjacent to the block.



Mariner's Quay



Ground Floor Flat
 Approximate Floor Area
 807.29 sq ft
 (75.0 sq m)



Approximate Gross Internal Area = 75.0 sq m / 807.29 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM

TENURE

Leasehold – 79 years remaining – lease extension in progress.

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

OFFICE

34 Waterfront, Brighton Marina Village,
 Brighton, East Sussex, BN2 5WA

Tel: 01273 688 448

brighton@h2ohomes.co.uk
 www.h2ohomes.co.uk

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