



Wellington Court

Brighton Marina Village, BN2 5WE

£475,000 Leasehold

EPC Rating : D

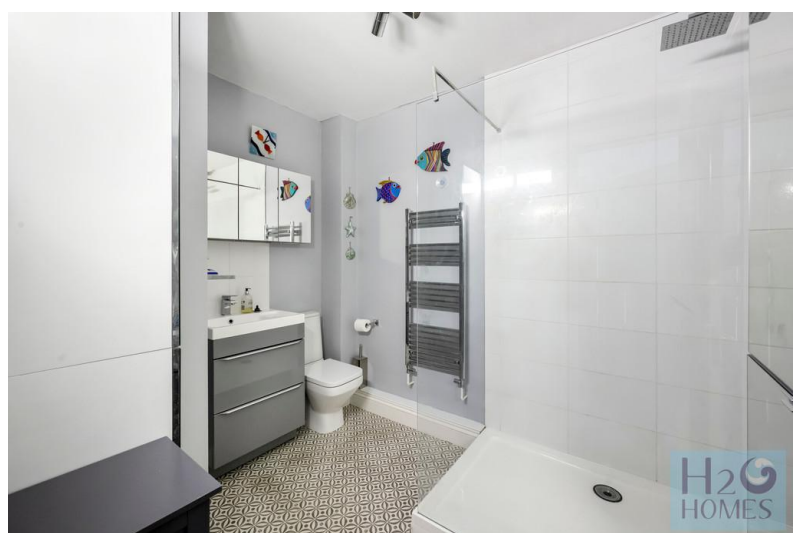
- Two bedroom apartment with peaceful inner harbour views
- Living/dining room, balcony, stylish updated kitchen
- Updated en-suite shower room, bathroom, further balcony
- Lift, utility cupboard, parking space, lease extended

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.

Enjoying a peaceful waterside setting with delightful views across Brighton Marina's picturesque inner harbour, this beautifully presented two bedroom apartment offers spacious and well-appointed accommodation, perfect for those seeking a relaxed coastal lifestyle. The bright and generous living/dining room provides an inviting space for both relaxing and entertaining, complete with a Juliette balcony that frames the tranquil harbour outlook. The recently updated, fully fitted kitchen is finished to a high standard, offering an excellent range of storage and workspace for everyday living. The principal bedroom is a superb retreat, benefiting from fitted wardrobes, a stylishly refitted en-suite shower room and direct access to a second Juliette balcony, where you can wake up to uninterrupted views across the water. The second double bedroom also enjoys lovely harbour views, fitted wardrobes and its own en-suite bathroom, making it ideal for guests or family. Further benefits include a useful utility cupboard, rare passenger lift access, and an allocated parking space. Combining modern comforts with an enviable waterfront position, this impressive apartment would make an ideal permanent residence, weekend retreat or investment opportunity.



ENTRY

Communal ground floor entrance with security entry system. Lift and stairs to 1st floor. Mail box. Communal rubbish chute. Smoke alarm. Individual door to apartment.

ENTRANCE HALL

Security entry phone. Radiator. Power points. Telephone point. Hyperoptic enabled point. Airing cupboard with fully insulated hot water tank, immersion heater. Decorative coved ceiling. 2 ceiling lights and 2 wall lights. Fitted carpet.

UTILITY CUPBOARD

Plumbing for washing machine. Ample shelving. Radiator. Power points. Electrical distribution box. Decorative coved ceiling. Ceiling light. Ceramic tiled floor.

KITCHEN

8' 0" x 7' 11" (2.44m x 2.41m)

Newly fitted kitchen with servery/breakfast bar with recessed lights open to the living room. Samsung dual cook oven. Electriq induction hob. Concealed extractor hood. Integrated Hisense dishwasher and space for large fridge/freezer. Worktops with matching upstands. Range of fitted base and wall units. Composite sink with drainer and mixer tap. EHL electric boiler. Power points. Recessed ceiling lights. Stone effect vinyl flooring.

LIVING/DINING ROOM

16' 8" x 13' 10" (5.08m x 4.22m)

Northeast aspect with French doors giving access onto Juliette balcony overlooking the inner harbour. Arched window with inner harbour views. 2 radiators. Power points. Satellite/TV point. Telephone points. 2 ceiling light points and 2 wall lights. Decorative coved ceiling. Fitted carpet.



BALCONY

Northeast facing with views across inner harbour. Painted balustrade. Exterior light.

BEDROOM ONE

16' 7 max" x 11' 2" (5.05m x 3.4m)

French doors with access onto Juliette balcony with views over the inner harbour. Range of fitted wardrobes with part mirrored doors. Radiator. TV point. Power points. 2 ceiling lights. Coved ceiling. Fitted carpet.

BALCONY

Northeast facing with tranquil harbour views. Painted balustrade. Exterior light.



EN-SUITE SHOWER ROOM

9' 6" x 7' 0 max" (2.9m x 2.13m)

Large walk-in shower with rain shower head and further hand held shower. Glazed screen. Vanity hand basin with mixer tap. Mirrored bathroom cabinets over. Low-level WC. Chrome heated towel rail. 2 large mirrored bathroom cabinets. Ceiling light. Extractor fan. Vinyl floor.

BEDROOM TWO

12' 9" x 9' 0" (3.89m x 2.74m)

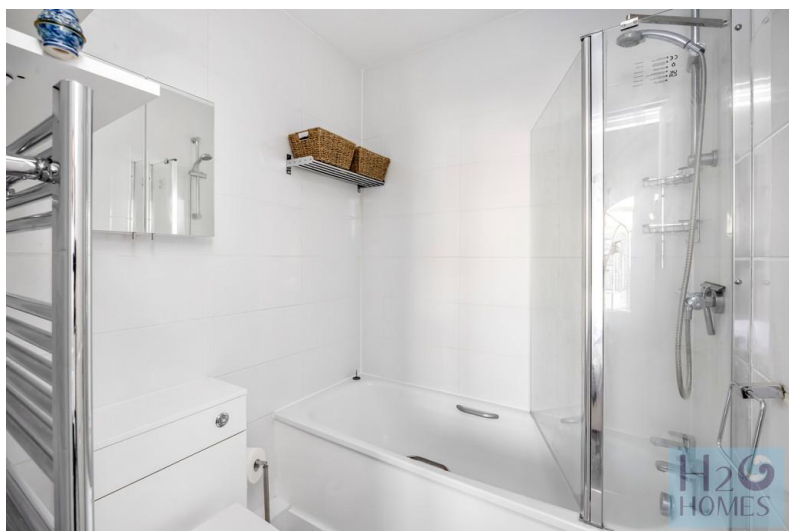
Northeast facing arched window with views over the inner harbour. Built in wardrobes. Radiator. Power points. Coved ceiling. Ceiling light. Fitted carpet.

EN-SUITE BATHROOM

Fully tiled. Panelled bath with taps and wall mounted shower over. Glazed shower screen. Vanity hand basin with mixer tap. Mirror with striplight/shaver point over. Low level WC with concealed cistern. Mirrored bathroom cabinet. Chrome heated towel rail. Ceiling light. Extractor fan. Vinyl floor.

PARKING SPACE

Allocated opposite the property



FLOORPLAN AWAITED

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		

SERVICE CHARGE

£4,524.77 per annum (2026) to include ground rent, service charge, water rates, insurance and reserve fund.

TENURE

Leasehold – 128 years remaining.

LOCAL AUTHORITY

Brighton & Hove City Council

COUNCIL TAX BAND

Tax band E

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 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