

Britannia Court

Brighton Marina Village, BN2 5SF

£685,000 Leasehold

EPC Rating : C

- Beautifully presented, 3 bedroom, South facing penthouse
- Direct marina, sea and coastal views
- Living/dining room, fitted kitchen, balcony and terrace
- En-suite, bathroom, utility and garage

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.

Enjoying outstanding marina, sea and coastal views, this beautifully presented South facing, three bedroom penthouse offers spacious and light filled accommodation throughout. The generous living/dining room is bathed in natural light, with French doors opening onto a balcony and additional south facing windows, while its semi open-plan layout to the kitchen makes it ideal for entertaining. The kitchen is well appointed with integrated appliances and quality stone worktops adding a luxury finish. On the main level is a large double bedroom with a stylish fitted bathroom. Stairs lead to the impressive principal suite, a superb retreat featuring a spacious en-suite shower room and access to a South facing roof terrace with spectacular marina, sea and coastal views. A further double bedroom and utility area complete this well balanced home. The property also benefits from a garage in the courtyard and an extended lease.

ENTRY

Communal ground floor entrance with security entry system. Stairs to 3rd floor. Individual door to lower floor of apartment.

ENTRANCE HALL

Large storage cupboard with light and shelving. Understairs cupboard. Italian double column radiator. Smoke alarm. Electrical distribution box. Power point. Coved ceiling. 2 ceiling lights. Wood effect flooring. Staircase to upper floor.

KITCHEN/LIVING/DINING ROOM

22' 3" x 18' 0" (6.78m x 5.49m)

Kitchen : Fully fitted kitchen comprising Neff induction hob with integrated extractor hood over. Stainless steel Neff electric oven with Neff microwave oven over. Integrated Neff fridge/freezer and dishwasher. Beko dishwasher. Range of wall and base units. Concealed spotlights. 'Arena' stone worktops with upstands. Composite 1½ sink with drainer and mixer tap. Power points. Telephone point. Ceiling light. Wood effect flooring. Archway to dining area.

Dining area : South facing window with fitted shutters benefitting from marina and sea views. Cupboard housing Baxi combi gas fired boiler. Italian double column radiator. Power point. Coved ceiling. Ceiling light and wall light. New wood effect flooring.

Living area : South facing with super views across the marina and sea. 3 wall lights. Contemporary stand-up designer radiators. Telephone point. Power points. TV point. New wood effect flooring. Glazed double doors with fitted shutters to balcony.

BALCONY

South facing with superb marina, sea and coastal views. Exterior light. Painted balustrades.

BEDROOM TWO

16' 0 max" x 10' 5" (4.88m x 3.18m)

North facing windows overlooking inner courtyard with fitted shutters. Italian double column radiator. Power points. Ceiling light. Fitted carpet.

BATHROOM

Part tiled. Contemporary suite comprising 'p' shaped panelled bath with taps and rain shower head. Further hand held shower attachment and glazed shower screen. Pedestal wash hand basin with mixer tap. Mirrored bathroom cabinet incorporating shaver point with light over. Low level WC. Heated chrome towel rack. Extractor fan. Ceiling light. Ceramic tiled flooring.

UPPER LANDING

Coved ceiling. Smoke alarm. Italian double column radiator. Power point. Ceiling light. Fitted carpet. Hatch to boarded & lit loft space with drop down ladder. Door to communal stairwell.

MAIN BEDROOM

17' 7" x 12' 0" (5.36m x 3.66m)

South facing French doors giving access to sun terrace and offering far reaching sea, marina and coastal views. Fitted shutters. Italian double column radiator. Power points. Recessed ceiling lights. Fitted carpet.

TERRACE

South facing with far reaching outer harbour, sea and coastal views. Painted balustrade. Exterior light.

EN-SUITE SHOWER ROOM

Fully tiled. Large double shower cubicle with rain head shower and further hand held shower attachment. Contemporary sink set into vanity unit with mixer tap. Mirrored bathroom cabinet with integral light over. Low level WC. Heated chrome towel rack. New obscured glazed window with fitted shutters. Eaves storage cupboard with lighting. Door to utility area. Ceiling light. Ceramic tiled floor with underfloor heating.

UTILITY

Stainless steel sink with mixer tap with cupboard over and under. Worktops. Shaver point. Plumbing for washing machine. Power points. Extractor fan. Ceiling light. Ceramic tiled floor.

BEDROOM THREE

13' 7" x 9' 6" (4.14m x 2.9m)

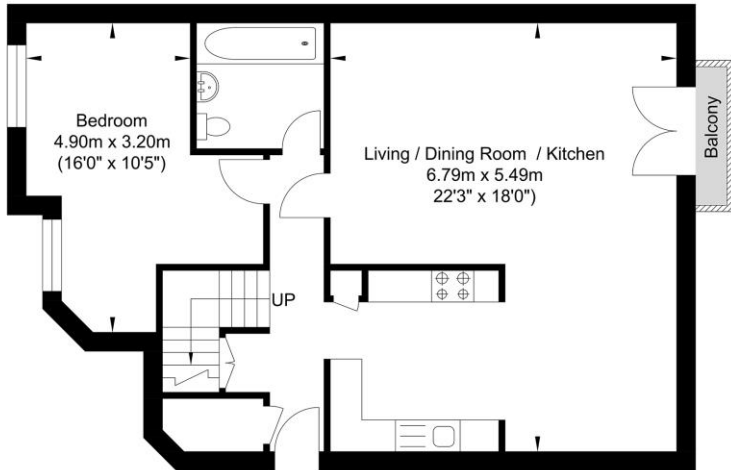
South facing windows with marina and sea views. Fitted shutters. Ceiling light. Power points. Italian double column radiator. Fitted carpet.

GARAGE

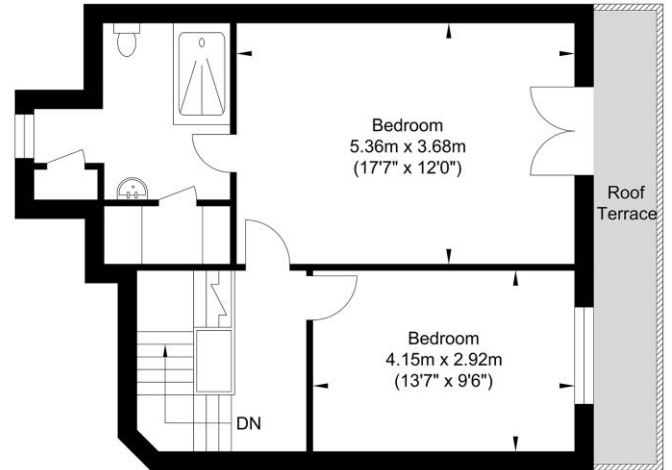
With electrically operated up and over door. Fluorescent lighting and power points.



Britannia Court, Brighton



Ground Floor
Approximate Floor Area
694.59 sq ft
(64.53 sq m)



First Floor
Approximate Floor Area
545.51 sq ft
(50.68 sq m)

Approximate Gross Internal Area = 115.21 sq m / 1240.11 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TENURE

Leasehold – 128 years remaining.

SERVICE CHARGE

£5,944.73 (2026) to include ground rent, service charge, buildings insurance and reserve fund.

COUNCIL TAX BAND

Tax band G

LOCAL AUTHORITY

Brighton & Hove City Council

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