



Mariner's Quay

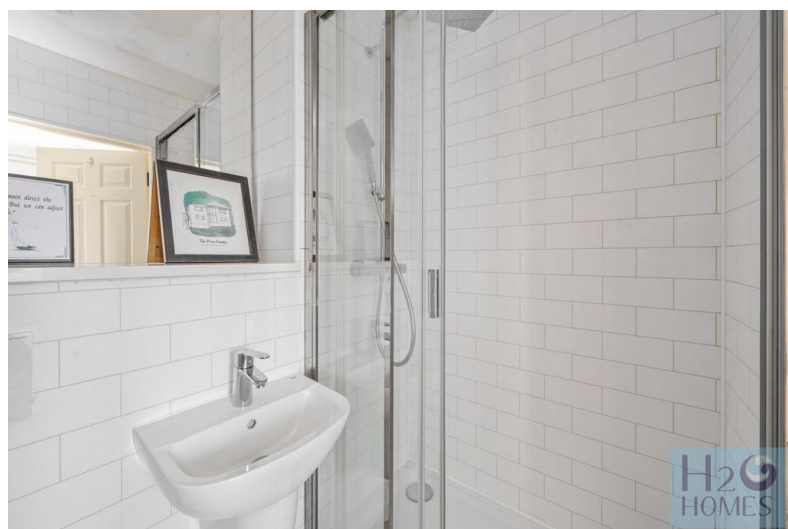
Brighton Marina Village, BN2 5UZ

£395,000 Leasehold

EPC Rating : D

- Well presented, refurbished 2 bedroom apartment
- Open plan kitchen/living room, balcony
- En-suite shower room, bathroom, further balcony
- Lift, lease extended, allocated parking space

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 a peaceful waterside setting, this well presented 2nd floor, East facing, two bedroom apartment boasts wonderful views across the inner harbour from all of the principal rooms. Having been refurbished throughout the property offers bright, contemporary styled accommodation with an enviable marina location. The generous open plan living room is flooded with natural light and enjoys direct access to the balcony, where the tranquil harbour views provide the perfect backdrop for morning coffee. Seamlessly connected to the living space, the well appointed kitchen features a range of integrated appliances, ample storage and workspace, together with a practical breakfast bar, making it ideal for both everyday living and entertaining. The principal bedroom is a particular highlight, with elegant arched French doors opening onto the balcony, allowing you to wake up to the calming waterside outlook each morning. It also benefits from fitted wardrobes and the convenience of a stylish en-suite shower room. The second double bedroom enjoys equally impressive

harbour views, while the family bathroom is fitted with a luxurious Jacuzzi bath, providing the perfect place to unwind at the end of the day. Further benefits include underfloor heating to most rooms, electric boiler and Nest control, quality bathroom fitments, extended lease, lift access to all floors and an allocated parking space. Combining spacious accommodation with superb views and excellent amenities, this delightful apartment would make an ideal permanent residence, weekend retreat or investment opportunity in one of the marina's most sought after locations.

ENTRY

Communal ground floor entrance. Security entry system. Lift and stairs to 2nd floor.

ENTRANCE HALL

Security entry phone. Airing cupboard with Heatrae Sadia electric boiler water cylinder, plumbing for washing machine, power points and light. Power points. Telephone and Hyperoptic points. Electrical distribution boards. Recessed ceiling lights. Smoke alarm. Coved ceiling. Herringbone wood floor with underfloor heating.

OPEN PLAN KITCHEN/LIVING ROOM

20' 8" x 13' 11" (6.3m x 4.24m)

East facing double glazed window with direct water views. Roller blind. Comprehensive range of integrated appliances comprising induction hob with fan assisted electric oven under. Integrated extractor hood. Integrated fridge, freezer and dishwasher. Composite sink unit with mixer tap. Range of fitted wall and base

units. Marble effect work surfaces with tiled splashbacks. Breakfast bar with pendant lighting. Power points. Recessed ceiling lights. Herringbone wood floor with underfloor heating. Living room : East facing arched double glazed doors facing directly over the marina inner harbour and giving access to Juliet balcony. Curtain pole and curtains. TV/Satellite point. Power points. Decorative ceiling cornice. Recessed ceiling lights. Herringbone wood floor.

BALCONY

East facing with fine views over the inner harbour.

BEDROOM ONE

11' 7" x 10' 2" (3.53m x 3.1m)

East facing arched French doors offering views directly over the marina inner harbour and giving access to Juliet balcony. Curtain pole and curtains. Range of fitted wardrobes. Power points. Coved ceiling. Ceiling light. Herringbone wood floor with underfloor heating.

BALCONY

East facing with fine views over the inner harbour.

EN-SUITE SHOWER ROOM

6' 0" x 5' 1" (1.83m x 1.55m)

Fully tiled large shower cubicle with Grohe shower with rain showerhead and further hand held attachment. Glazed sliding door. Grohe wall hung hand basin with mixer tap. Large wall mirror over. Wall hung Grohe low level WC with concealed cistern. Extractor fan. Recessed ceiling lights. Vinyl floor.

BEDROOM TWO

10' 2" x 8' 9" (3.1m x 2.67m)

East facing double glazed window with direct views over the inner harbour. Roller blind. Power points. Coved ceiling. Recessed ceiling lights. Herringbone wood floor with underfloor heating.

BATHROOM

10' 2" x 5' 10" (3.1m x 1.78m)

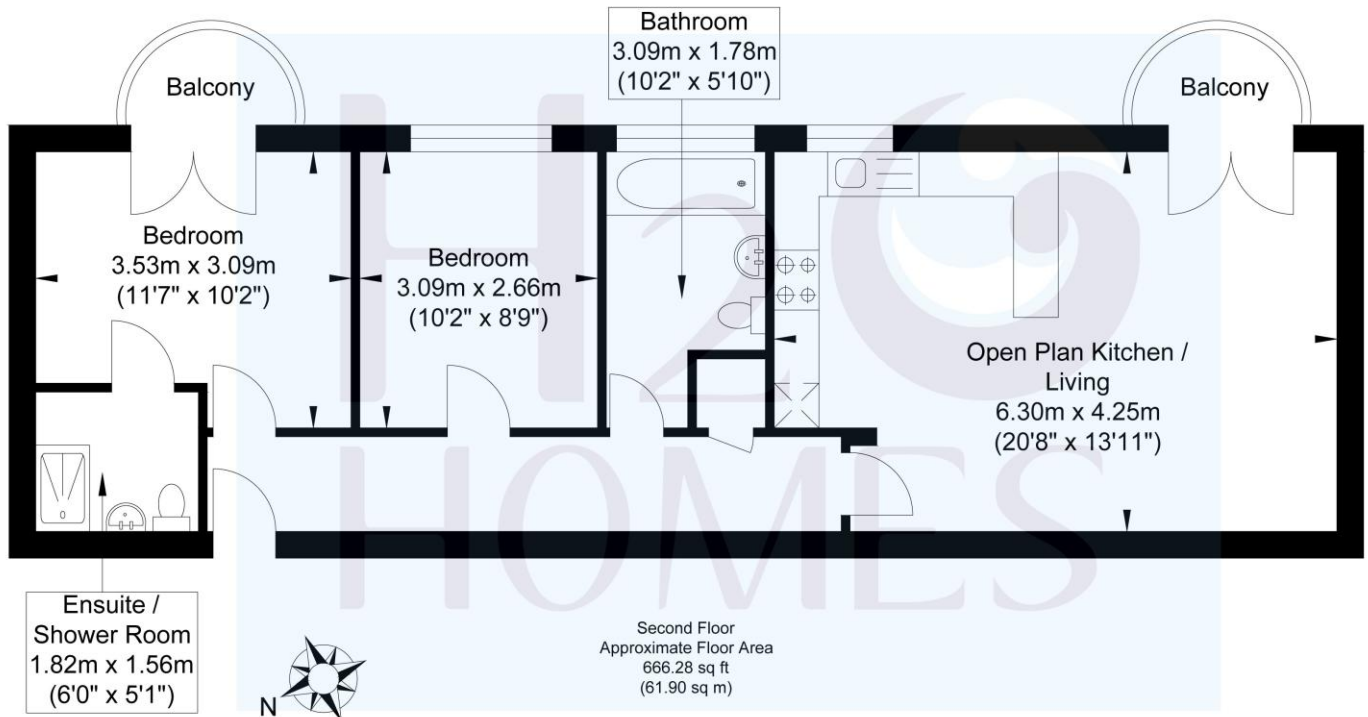
East facing obscured glazed window. 'Pegasus' jacuzzi bath with mixer tap and mood lighting, wall mounted Grohe shower with rain showerhead and further hand held attachment. Glazed screen. Grohe wall hung hand basin with mixer tap. Anti mist mirrored bathroom cabinet with integral lighting over. Wall hung Grohe low level WC with concealed cistern. Chrome heated towel rail. Extractor fan. Recessed ceiling lights. Ceramic tiled floor with under floor heating.

PARKING SPACE

Allocated.



Mariners Quay



Approximate Gross Internal Area = 61.90 sq m / 666.28 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	67
(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

£3,720.13 (2026) to include ground rent, service charge, buildings insurance and reserve fund.

COUNCIL TAX BAND

Tax band D

LOCAL AUTHORITY

Brighton & Hove City Council

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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 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