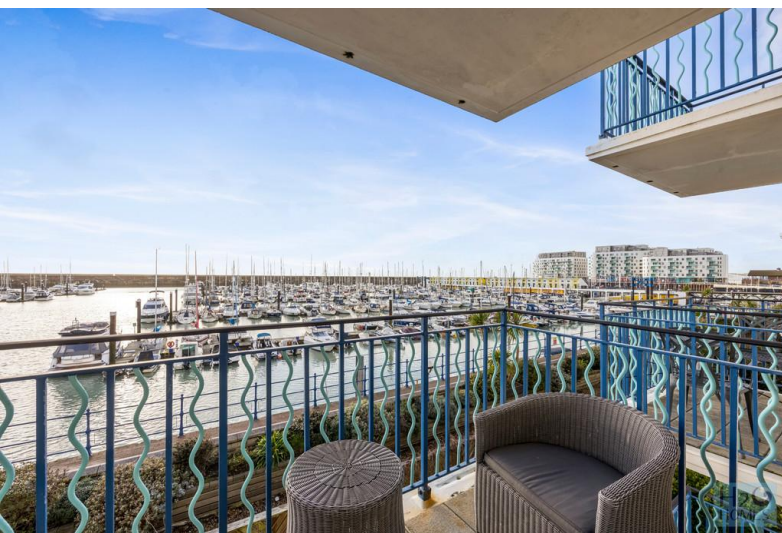




Merton Court

Brighton Marina Village, BN2 5XY

- South facing, 2nd floor, 2 bedroom apartment
- Stunning direct outer harbour views
- New fitted kitchen, new flooring and redecorated throughout
- En-suite, bathroom, parking space, lease extended

£349,950 Leasehold

EPC Rating : B

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.

Perfectly positioned, this south facing, two bedroom apartment offers stunning, direct views over the marina's outer harbour. Recently refurbished, the property features a newly installed kitchen, full redecoration and new flooring throughout. On entry, a deep storage cupboard and useful airing cupboard provide ample space for household essentials. The welcoming living room is flooded with natural light and opens onto a south facing balcony, the ideal spot to enjoy the vibrant marina lifestyle. The principal bedroom also enjoys breathtaking harbour views, complemented by fitted bedroom furniture and a convenient en-suite shower room. The well equipped kitchen is modern and practical, while a second double bedroom and family bathroom complete the accommodation. Additional benefits include an allocated courtyard parking space and an extended lease, making this a turnkey home in a highly desirable waterside setting.



ENTRY

Communal 2nd floor entrance with security entry system. Stairs to 2nd floor and individual door to apartment.

ENTRANCE HALL

Giving access to all rooms. Security entry phone. Smoke alarm. Storage cupboard housing electrical distribution box and gas meter. Airing cupboard and further slimline storage cupboard. Radiator. Telephone point. Power point. Coved ceiling. 2 ceiling lights. Fitted carpet.

KITCHEN

12' 1" x 7' 11" (3.68m x 2.41m)

Fitted kitchen comprising Lamona electric oven and electric hob with extractor hood over. Freestanding Beko fridge. Kenwood washing machine. 1½ stainless steel sink unit with mixer tap and drainer. Range of fitted cupboards and work surfaces with tiled splashbacks. Under unit lighting. Worcester gas fired combination boiler. Radiator. Central heating and hot water control panel. Power points. North facing window. Ceiling light. Wood effect vinyl floor.



LIVING/DINING ROOM

17' 8" x 11' 7" (5.38m x 3.53m)

South facing French double doors with views towards the outer harbour. 2 radiators. Power points. Coved ceiling. 2 ceiling lights. Central heating thermostat. Fitted carpet.

BALCONY

South facing with fabulous views over the outer harbour. Exterior light. Painted balustrades.

BEDROOM ONE

17' 8" x 10' 2" (5.38m x 3.1m)

South facing window with views over the outer harbour. Fitted wardrobes and over bed cupboards. Radiator. Telephone point. Power points. 2 ceiling lights. Fitted carpet.

EN-SUITE SHOWER ROOM

White suite comprising tiled shower cubicle with integrated shower and glazed door. Wash hand basin with mixer tap. Mirror with striplight/shaver point over. Slimline storage cupboards. Low level WC. Radiator. Extractor fan. Ceiling light. Wood effect vinyl floor.

BEDROOM TWO

12' 1" x 9' 8" (3.68m x 2.95m)

North facing window overlooking courtyard. Radiator. Telephone point. Power points. Ceiling light. Fitted carpet.



BATHROOM

6' 4" x 6' 2" (1.93m x 1.88m)

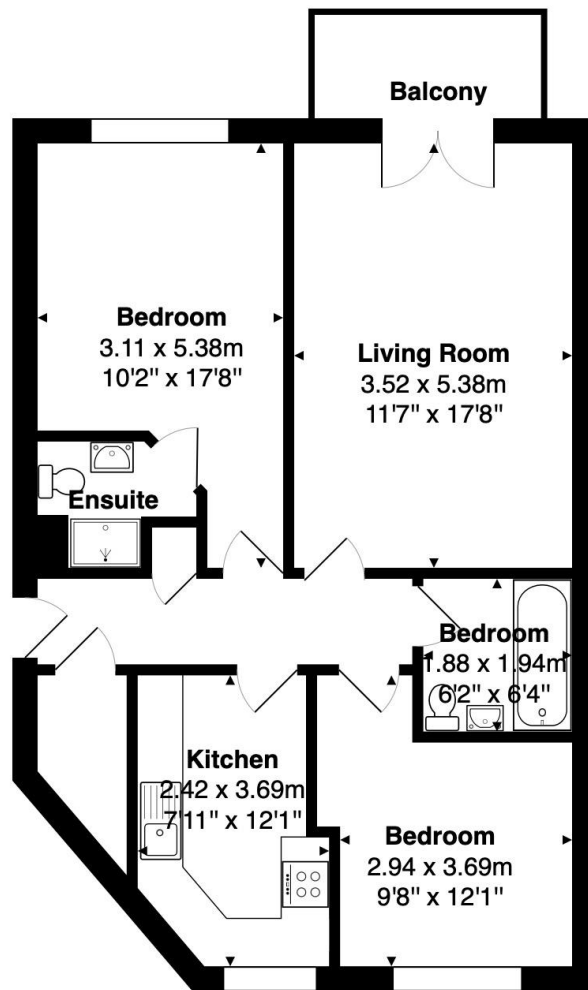
Part tiled. White suite comprising panelled bath with mixer tap and wall mounted shower attachment. Glazed screen. Hand basin with mixer tap. Low level WC. Mirrored bathroom cabinet. Radiator. Extractor fan. Ceiling light. Wood effect vinyl floor.



PARKING SPACE

Allocated within the courtyard.





First Floor
Area: 68.0 m² ... 732 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(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	

WWW.EPC4U.COM

TENURE

Leasehold – 128 years remaining

SERVICE CHARGE

£3,488.93 (2026) per annum to include ground rent, service charge, buildings insurance and reserve fund.

LOCAL AUTHORITY

Brighton and 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 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