



Merton Court

Brighton Marina Village, BN2 5XY

£285,000 Leasehold

EPC Rating : C

- Rarely available South facing one bedroom apartment
- Living/dining room and fitted kitchen
- Double bedroom and bathroom
- Large South facing patio, courtyard parking, 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 a round the clock security team backed up by experienced onsite management.

Opportunities like this are few and far between, so don't miss your chance to secure this rarely available South facing, ground floor apartment in a sought after marina location. One of just ten apartments of its kind, this beautifully presented one bedroom home boasts a standout feature: a generous South facing patio, creating the perfect space for al fresco dining, entertaining guests, or simply relaxing and enjoying the sunshine. The bright and airy living/dining room benefits from an abundance of natural light thanks to its sunny southerly aspect and offers direct access to the attractive private patio, seamlessly blending indoor and outdoor living. The main bedroom also enjoys charming views across the patio, enhancing the sense of peace and tranquility throughout the property. A separate fully fitted

kitchen comes complete with all appliances, while the well appointed bathroom provides both comfort and convenience. An allocated parking space is conveniently located within the courtyard and the lease has already been extended, offering added peace of mind for future owners.

ENTRY

Communal ground floor entrance with security entry system. Individual door to apartment.

ENTRANCE HALL

Security entryphone. Storage cupboard and further high level cupboard housing electrical distribution box. Deep airing cupboard with slatted shelf and housing gas meter. Radiator. Telephone point. Power point. Coved ceiling. 2 ceiling lights. Fitted carpet.

KITCHEN

7' 1" x 7' 1" (2.16m x 2.16m)

Fully fitted kitchen comprising Whirlpool electric oven, four ring gas hob with extractor hood over. AEG washer/dryer. Zenith fridge. Stainless steel 1½ sink unit. Arched internal opening. Fitted cupboards and work surfaces with tiled splashbacks. Vaillant gas combination boiler. Under unit lighting. Power points. Radiator. Ceiling light. Wood effect vinyl floor.

LIVING/DINING ROOM

16' 2" x 15' 0" (4.93m x 4.57m)

Glazed double doors to South facing patio. Fitted venetian blind. Further Southeast facing window with fitted venetian blind. 2 radiators. Power points. TV point. Telephone point. Virgin media fibre optic point. Central heating thermostat. Coved ceiling. 2 ceiling lights. Fitted carpet.

PATIO

Large paved South facing patio garden with raised shingle boarders. Exterior light.



BEDROOM

10' 1" x 10' 0" (3.07m x 3.05m)

Good sized double bedroom with arched South facing window overlooking patio. Fitted venetian blind. Radiator. TV point. Power points. Coved ceiling. Ceiling light. Fitted carpet.



BATHROOM

6' 4" x 5' 3" (1.93m x 1.6m) White suite

comprising panelled bath with mixer tap and wall mounted shower. Glazed shower screen. Hand basin with mixer tap. Mirrored bathroom cabinet over. Low level WC. Bathroom cabinet. Ceiling light. Extractor fan. Radiator. Ceramic tiled floor.



PARKING SPACE

Allocated within the courtyard.



The Strand



Ground Floor
Approximate Floor Area
395.57 sq ft
(36.75 sq m)

Approximate Gross Internal Area = 36.75 sq m / 395.57 sq ft

Illustration for identification purposed 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 | 76 | 76 |
| (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

£2,062.30 (2026) to include ground rent, service charge, buildings insurance and reserve fund.

COUNCIL TAX BAND

Tax band C

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 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