



H2O  
HOMES

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WESTERN CONCOURSE, BRIGHTON MARINA  
VILLAGE, BN2 5UP  
**£68,000**



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Situated in a prime position on the Western Concourse, this beautifully presented studio apartment enjoys stunning water views and is offered fully furnished, complete with all fixtures and fittings, making it ready to move straight into. Wake up to spectacular sunrises over the harbour from the mezzanine bedroom and unwind with breathtaking sunsets from the private West facing balcony. The open plan living area has a warm, cosy cabin feel and flows seamlessly into a bespoke fitted kitchenette. The mezzanine bedroom benefits from an array of custom-built storage and furniture, while a well appointed bathroom completes this unique waterfront home.



## ACCESS

Pedestrian entry is via the main access point to the Marina floating West jetty where the property is located on the upper concourse.

## ENTRY

Entry through security gate to the upper walkway. Individual double glazed door to holiday home. Curtain pole and curtain.

## OPEN PLAN KITCHEN/LIVING AREA

20' 9" x 9' 9" (6.32m x 2.97m)

Kitchen area: Range of fitted cupboards. 2 ring hob. Haden fridge and Hotpoint washer/dryer. Stainless steel sink with mixer tap. Worktops with tiled splashbacks. Additional shelving with concealed lighting. Ariston water heater. Power points. Smoke alarm. Wood laminate floor.  
Living area: West facing with superb harbour views. Fitted storage shelving. Large wall mirrors. Wall mounted heater. Power points. TV and telephone points. Ceiling light. Double glazed doors to balcony. Curtain pole, curtains and roller blind. Wood laminate floor.

## BALCONY

Composite re-tiled West facing balcony with views directly over the water and running the width of the property.

## BATHROOM

6' 0" x 3' 9" (1.83m x 1.14m)

East facing window with frosted glass. Compact bath tub with Mira 'Sport' electric shower over. Hand basin with mixer tap set onto vanity unit with mirrored bathroom cabinet over. Low level WC with concealed cistern. Chrome heated towel rail. Recessed spot light. Wood effect vinyl floor.

## BEDROOM

13' 6" x 9' 9" (4.11m x 2.97m)

East facing window giving views directly over the outer harbour. Curtain pole and curtains. Custom built bed base with ottoman storage, custom mattress and bedside cupboards. Additional range of storage cupboards, drawers and desk. Power points. Ceiling light. Fitted carpet.

## LEASE

LEASE - Lease expires February 2035 (less 3 months) – NO EXTENSION AVAILABLE

## SERVICE CHARGE

£2,024.67?? per annum including ground rent.

