



## Merton Court

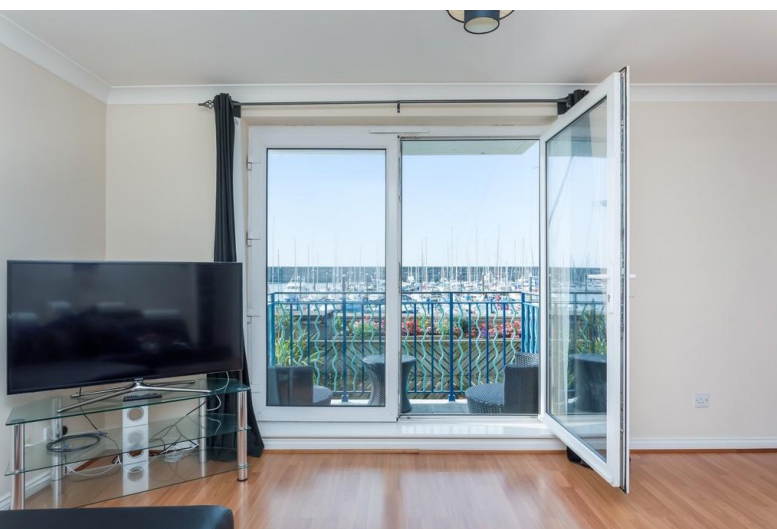
Brighton Marina Village, BN2 5XY

**Guide Price £500,000 to £525,000**  
**Leasehold**

EPC Rating : C

- South facing 3 bedroom duplex with direct harbour views
- Fitted kitchen and living/dining room with balcony
- En-suite shower room, bathroom and cloakroom
- Patio garden, integral garage. 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 around the clock security team backed up by experienced onsite management.

An opportunity has arisen to acquire a beautifully positioned three bedroom duplex apartment, where a South facing aspect fills the living spaces with natural light. From the living/dining room and balcony, uninterrupted views stretch across the outer harbour, providing a striking backdrop to everyday life.

The attractive South facing patio garden is a particular highlight, offering a lovely setting for leisurely meals outdoors, entertaining guests or simply unwinding in the sunshine. Inside, the apartment features a fitted kitchen with appliances and a gas combination boiler (installed approximately two years ago), a spacious principal bedroom with an en-suite shower room, a second bedroom with direct access to the patio, a further South facing bedroom and a family bathroom. An integral garage adds secure parking and valuable storage, while the extended lease provides added peace of mind.

#### ENTRY

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

#### ENTRANCE HALL

Security entry phone. Smoke alarm. Radiator. Central heating thermostat. Door to bathroom. Door to garage. Stairs with fitted carpet to upper floor. Coved ceiling. 2 ceiling lights. Fitted carpet.

#### BEDROOM THREE

11' 3" x 7' 8" (3.43m x 2.34m)

Arched window overlooking South facing patio. Curtain pole and curtains. TV and telephone points. Radiator. Power points. Ceiling light. Fitted carpet.

#### BEDROOM TWO

14' 7" x 8' 6" (4.44m x 2.59m)

Double doors to South facing patio garden. Curtain pole and curtains. Radiator. Power points. Ceiling light Ceramic tiled floor.



#### PATIO

South facing patio garden. Paved with raised flower beds. Water tap. Exterior light.

#### BATHROOM

Part tiled. White suite comprising panelled jacuzzi bath with taps and hand held shower attachment. Wash hand basin with mixer tap set onto vanity unit. Mirror over. Low level WC. Wall mounted electric heater. High level shutters. Ceiling light. Radiator. Extractor fan. Ceramic tiled floor. Access to bedroom 2 and hall.



#### UPPER ENTRANCE HALL

Individual entrance from first floor landing. Security phone. Smoke alarm. Telephone point. Hyperoptic enabled point. Radiator. Electrical distribution box. Large airing cupboard housing gas meter. Coved ceiling. 3 ceiling lights. Fitted carpet.

#### CLOAKROOM

Wash hand basin with mixer tap and tiled splashback. Low level WC. Radiator. Extractor fan. Ceiling light. Ceramic tiled floor.

#### KITCHEN

9' 8" max x 7' 8" (2.95m x 2.34m)

Fitted kitchen with range of appliances comprising Neff electric oven with 4 ring ceramic hob and Whirlpool extractor hood over. Hotpoint dishwasher and Hoover washing machine. Indesit fridge/freezer. Stainless sink with mixer tap and drainer. Granite work surfaces and splashbacks. Range of wall and base units. TV and telephone points. Large serving hatch with views through dining room to marina. Ideal gas combination boiler. Power points. Ceiling light. Slate tiled floor.

#### LIVING/DINING ROOM

22' 4" max x 11' 3" max (6.81m x 3.43m)

Living area : South facing balcony doors giving fine outer harbour views. Curtain pole and curtains. Radiator. Power

points. Satellite/TV point. Telephone point. Coved ceiling. Ceiling light. Laminate floor.

Dining area : South facing window with direct marina views. Curtain pole and curtains. Radiator. Power points. Coved ceiling. Ceiling light point. Laminate floor.

#### BALCONY

South facing with delightful views across the marina's outer harbour. Painted balustrade. Exterior light.



#### MASTER BEDROOM

18' 10" max x 11' 7" max (5.74m x 3.53m)

2 windows overlooking courtyard. Fitted shutters. 2 radiators. Power points. TV and telephone points. Coved ceiling. 2 ceiling lights. Fitted carpet.

#### ENSUITE SHOWER ROOM

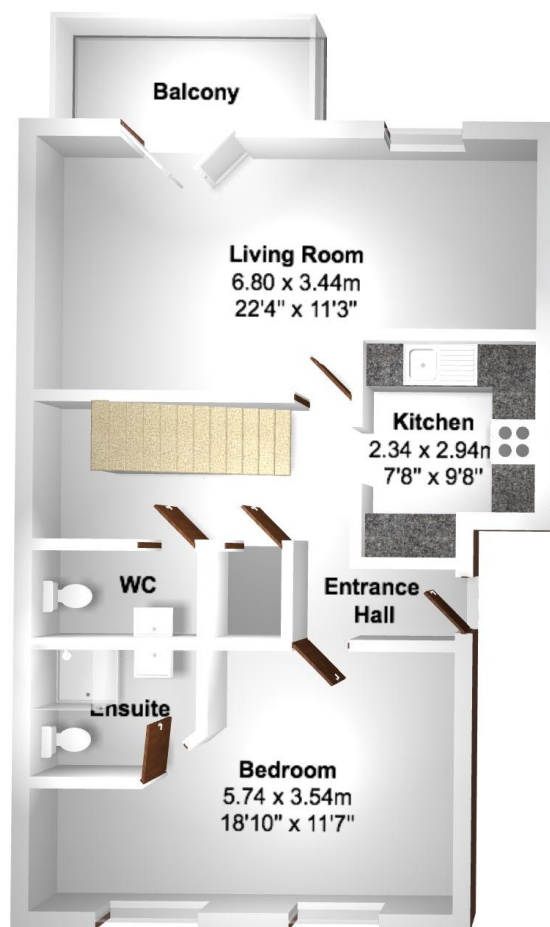
Part tiled. Shower cubicle with glazed doors. White suite comprising low level WC. Wash hand basin with taps. Bathroom cabinet. Radiator. Extractor fan. Coved ceiling. Ceiling light. Ceramic tiled floor.

#### GARAGE

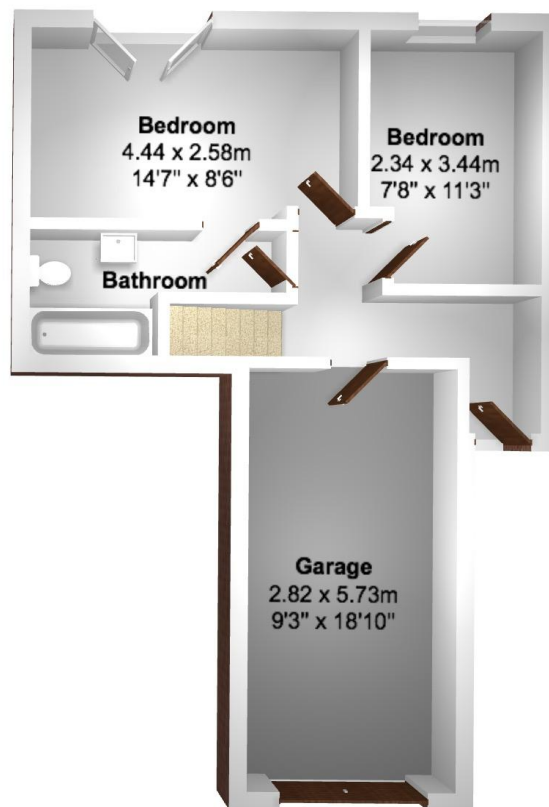
18' 10" x 9' 3" (5.74m x 2.82m)

Integral garage with up and over door, fluorescent lighting and power points.





**First Floor**  
Area: 65.6 m<sup>2</sup> ... 706 ft<sup>2</sup>



**Ground Floor**  
Area: 48.6 m<sup>2</sup> ... 523 ft<sup>2</sup>

Total Area: 114.2 m<sup>2</sup> ... 1229 ft<sup>2</sup> (excluding balcony)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 76 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

#### SERVICE CHARGE

£5,036.98 (2026) to include ground rent, service charge, buildings insurance and reserve fund.

#### TENURE

Leasehold – 128 years remaining.

#### COUNCIL TAX BAND

Tax band F

#### 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 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