



## St Vincent' Court

Brighton Marina Village, BN2 5XJ

**£395,000** Leasehold

EPC Rating : B

- First floor, refurbished 2 bedroom apartment
- Inner harbour views from both East and West aspects
- Living/dining room, West facing balcony, fitted kitchen
- En-suite, shower room, parking and lease extended.

**H<sub>2</sub>O**  
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.

Situated on the first floor, this beautifully refurbished two bedroom apartment offers a unique blend of contemporary style and waterside living, enjoying stunning views directly across the inner harbour. The fabulous and thoughtfully designed interior has been transformed to create a stylish and inviting home. The spacious open plan living and dining area benefits from a desirable westerly aspect, flooding the space with natural light and framing tranquil harbour views. French doors open onto a private balcony, providing the perfect setting to relax and enjoy a sundowner. The principal bedroom is a true retreat, boasting wonderful water views and a luxurious suite-like feel. The cleverly designed semi-open plan shower area enhances the sense of space and sophistication, while a privacy screen offers flexibility when desired. The fully fitted kitchen is both stylish and practical, featuring a range of appliances and enjoying further picturesque inner harbour views to the east. A second double bedroom also benefits from an easterly outlook, while a well appointed family shower room

completes the accommodation. Further advantages include an allocated parking space within the secure courtyard and the added peace of mind of an extended lease. Combining striking contemporary interiors with exceptional waterside views, this is a rare opportunity to acquire a truly distinctive harbourside home.

#### ENTRY

Communal ground floor entrance with security entry system. Stairs to 1st floor. Individual door to apartment.

#### ENTRANCE HALL

Security entry phone. Cloaks cupboard housing electrical distribution box, power point and Hyperoptic point. Smoke alarm. Telephone point. Radiator. Power point. Coved ceiling. Ceiling light. Fitted carpet.

#### KITCHEN

10' 8" x 5' 9" (3.25m x 1.75m)

East facing window with inner harbour views. Roller blind. Fitted kitchen comprising Neff gas hob and electric oven. Extractor hood over. Bendix washer/dryer. Integrated Neff fridge. Slimline Hotpoint dishwasher. Range of fitted cupboards with under unit lighting. Worktops with tiled splashbacks. Stainless steel sink with mixer tap and single drainer. Power points. Gas fired Baxi boiler. Radiator. Ceiling light. Wood effect floor.

## LIVING/DINING ROOM

17' 4" x 11' 6" (5.28m x 3.51m)

French doors with beautiful water views leading to West facing balcony. Curtain pole and curtains. 2 radiators. Satellite/TV point. Power points. Coved ceiling. 2 wall lights and 2 ceiling lights. Wood floor.



## BALCONY

West facing with direct views over the inner harbour. Exterior light.



## BEDROOM ONE

10' 6" x 9' 9" (3.2m x 2.97m)

West facing window with views over inner harbour. Curtain pole and curtains. Range of fitted wardrobes. Concertina privacy screen. Radiator. TV point. Power points. Ceiling light. Fitted carpet.

## EN-SUITE SHOWER ROOM

9' 9" x 6' 7" (2.97m x 2.01m)

White suite comprising floating vanity hand basin with mixer tap. Mirror with integral lighting over. Shower cubicle with inset lit shelving and glazed screen. Low level WC. Heated towel rail. Ceiling light. Extractor fan. Vinyl floor.

## BEDROOM TWO

11' 6" x 10' 9" (3.51m x 3.28m)

East facing window with views over the inner harbour views. Curtain pole and curtains. Airing cupboard housing hot water tank. Radiator. Power points. Coved ceiling. Ceiling light with ceiling fan. Fitted carpet.

## SHOWER ROOM

8' 3" x 6' 6" (2.51m x 1.98m)

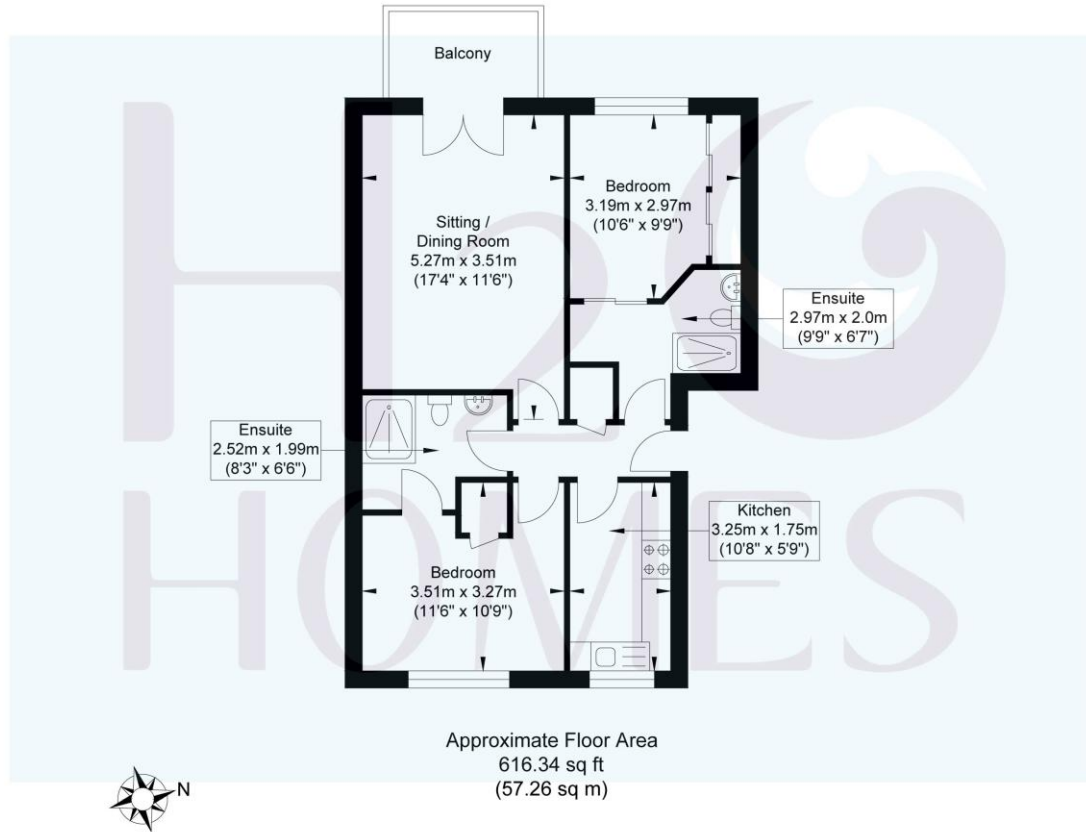
Part tiled. Large walk-in shower with glazed screen. Hand basin with mixer tap set on vanity unit. Mirrored bathroom cabinet with spotlighting over. Low level WC. Chrome heated towel rail. Ceiling light. Extractor fan. Ceramic tiled floor.

## PARKING SPACE

Allocated within the courtyard.



## St Vincent's Ct



Approximate Gross Internal Area = 57.26 sq m / 616.34 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### TENURE

Leasehold – 128 years remaining.

### SERVICE CHARGE

£3,529.85 per annum (2026) to include the ground rent, maintenance, buildings insurance and reserve fund.

### LOCAL AUTHORITY

Brighton & 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