



## Wellington Court

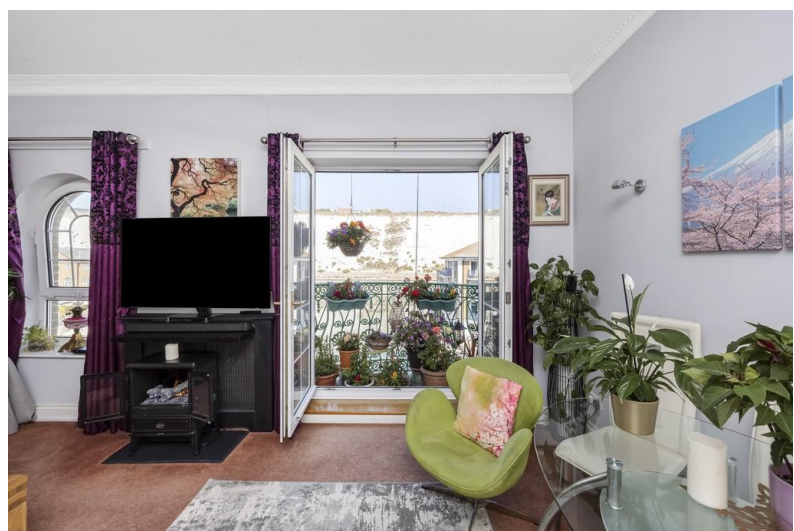
Brighton Marina Village, BN2 5WE

**£525,000** Leasehold

EPC Rating : C

- Top floor, 2 bedroom apartment with direct water views
- Living/dining room, updated kitchen
- En-suite bathroom and shower room, cloakroom
- 2 Balconies, loft, lift 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.

This well presented two bedroom waterside apartment enjoys a peaceful marina setting, with wonderful views directly across the inner harbour. High ceilings create an immediate sense of space and light, while the principal rooms all overlook the water, making this a particularly inviting and comfortable home.

The living/dining room is a real highlight, with a Juliette balcony providing the perfect spot from which to take in the marina views. The updated kitchen is partially open plan to the living area via a practical servery bar, creating a sociable layout that keeps the kitchen connected to the main entertaining space.

The main bedroom is equally impressive, featuring fitted wardrobes, a spacious en-suite bathroom and access to a further Juliette balcony with lovely views across the harbour. Bedroom two also enjoys excellent water views and benefits from fitted wardrobes and its own en-suite shower room. A separate cloakroom adds further convenience, while the apartment enjoys access to useful loft storage and also benefits from a block passenger lift, and an allocated parking space positioned in front of the building. With its extended lease, enviable waterside outlook and spacious, light filled accommodation, this delightful apartment offers a wonderful opportunity to enjoy marina living in a quiet and attractive setting.

### ENTRY

Communal ground floor entrance with security entry system. Lift and stairs to 3rd floor. Mail box. Communal rubbish chute. Smoke alarm. Individual door to apartment.

### ENTRANCE HALL

Security entry phone. Radiator. Power points. Telephone point. Central heating thermostat. Airing cupboard housing hot water tank with immersion heater. Decorative coved ceiling. 2 ceiling lights. Access to lit loft with loft ladder. Fitted carpet.

### CLOAKROOM

Part tiled. Wash hand basin with mixer tap and vanity storage under. Mirror with lighting over. Low level WC with concealed cistern. Radiator. Electrical distribution box. Extractor fan. Decorative coved ceiling. Ceiling light. Vinyl floor.

### KITCHEN

11' 6" x 7' 11" (3.51m x 2.41m)

Fitted kitchen with servery/breakfast bar with recessed lights open to the living room. AEG fan assisted oven with 4 ring gas hob and integrated Neff extractor hood. Hisense dishwasher and New World fridge. Integrated Candy freezer and Bosch microwave. Indesit washer/dryer. Volkera gas boiler. Worktops and tile effect splashbacks. Range of fitted base and wall units with concealed lighting under.

Concealed mood lighting. Composite sink with Insinkerator waste disposal unit, drainer and mixer tap. Power points. Recessed ceiling lights. Vinyl floor.

### LIVING/DINING ROOM

16' 9" x 13' 2" (5.11m x 4.01m)

Glazed double doors giving access onto Juliette balcony overlooking the inner harbour. Arched window with inner harbour views. Curtain poles and curtains. 2 radiators. Power points. Satellite/TV point. Telephone point. 3 ceiling lights and 2 wall lights. Decorative coved ceiling. Fitted carpet.

### BALCONY

Juliette balcony with super views across inner harbour. Painted balustrade

### BEDROOM ONE

16' 9" x 10' 10" (5.11m x 3.3m)

Glazed double doors with access onto balcony with views over the inner harbour. Curtain pole and curtains. Two double fitted wardrobes. 2 radiators. TV point. Power points. 2 ceiling lights. Coved ceiling. Wood laminate floor.

### BALCONY

Juliette balcony tranquil harbour views. Painted balustrade.

### EN-SUITE BATHROOM

9' 6" x 6' 11" (2.9m x 2.11m)

Panelled bath with mixer tap and rain shower head over. Further hand held shower attachment and glazed screen. Wall hung vanity hand basin with mixer tap and anti-mist mirror with integral lighting over. Low level WC with concealed cistern. Chrome heated towel rail. Ceiling light. Extractor fan. Ceramic tiled floor.

### BEDROOM TWO

13' 2" x 13' 2" (4.01m x 4.01m)

Arched windows with views over the inner harbour. Curtain pole and curtains. Fitted wardrobes. Radiator. Power points. Coved ceiling. Ceiling light. Fitted carpet.



### EN-SUITE SHOWER ROOM

7' 7" x 5' 7" (2.31m x 1.7m)

Large walk-in shower with rain shower head over, further hand held shower attachment and curved glazed screen. Wall hung hand basin with mixer tap. Mirror with integral lighting over. Shaver point. Low level WC with concealed cistern. Chrome heated towel rail. Ceiling light. Extractor fan. Ceramic tiled floor.

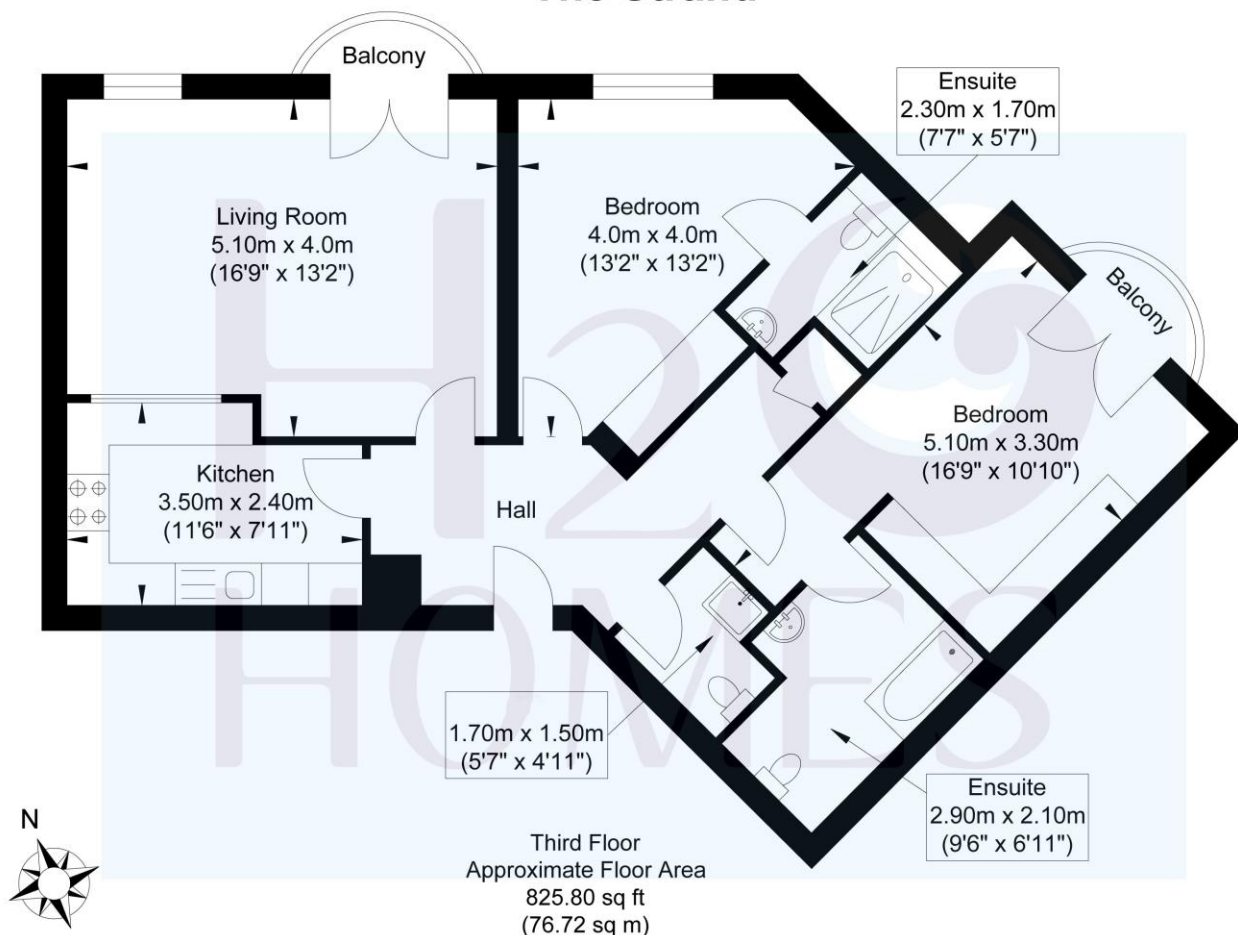


### PARKING SPACE

Located to the front of the block.



## The Strand



Approximate Gross Internal Area = 76.72 sq m / 825.80 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 74                      | 76        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

### SERVICE CHARGE

£ 4,524.77 per annum (2026) to include ground rent, service charge, buildings insurance and reserve fund.

### TENURE

Leasehold – 128 years remaining.

### 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