



Wellington Court

Brighton Marina Village, BN2 5WE

£595,000 Leasehold

EPC Rating : B

- Exceptional waterside apartment with restful inner harbour views
- Bright triple aspect living space, Juliette balcony, stylish kitchen
- Two double bedrooms, both with en-suite facilities
- Cloakroom, parking space and 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.

Rarely available and exceptionally spacious, this outstanding two bedroom waterside apartment presents a unique opportunity to acquire an elegant marina residence with restful water views across the marina's inner harbour. From the moment you enter, a generous and beautifully proportioned hallway sets the tone for the home's sense of space and refinement. This flows effortlessly into a stunning triple aspect living/dining room, where light floods in and the water views create a truly impressive entertaining space. A charming Juliette balcony further enhances the connection to the tranquil waterside setting. The bespoke, fully refurbished kitchen has been finished to an exceptional standard, featuring high quality integrated appliances, sleek granite work surfaces, and thoughtfully designed storage - perfectly balancing contemporary style with everyday functionality. The South facing principal suite offers a luxurious retreat, complete with its own Juliette balcony, an extensive range of fitted wardrobes, and a beautifully appointed en-suite shower room finished to a premium specification. The second bedroom is equally well proportioned, enjoying views towards the outer harbour and the benefit of its own en-suite bathroom - ideal for guests seeking comfort and privacy. Further enhancing the home is a stylishly refurbished cloakroom, an allocated parking space, and the significant advantage of an extended lease.

This fabulous apartment has been comprehensively upgraded, including new windows and doors (Spring 2024), energy efficient thermostatically controlled radiators, and high-quality flooring throughout offering a turnkey opportunity for the discerning buyer.

ENTRY

Communal ground floor entrance with mailboxes and security entry system. Lift and stairs to second floor landing. Communal rubbish chute. Individual door to apartment.

ENTRANCE HALL

Security entry phone. Radiator. Hyperoptic enabled point. Airing cupboard housing Worcester gas combination boiler and slatted shelves. Power points Decorative coved ceiling. 2 wall lights. Karndean wood effect floor.

CLOAKROOM

Hand basin with mixer tap set in vanity unit with mirror over. Vanity cupboards and shelves. Low level WC with concealed cistern. Large wall mirror. Heated towel rail. Electrical distribution box. Recessed ceiling lights. Extractor fan. Decorative coved ceiling. Karndean tiled floor.

KITCHEN

9' 7" x 7' 11" (2.92m x 2.41m)

Southeast facing window with remote controlled roller blind. Fitted kitchen comprising Neff electric oven with 'hide and slide door' and combination microwave/oven. Neff induction hob with extractor fan over. Integrated Lamona dishwasher and washing machine. Space for fridge/freezer. Underslung stainless steel sink with mixer tap and inset granite drainer. Granite work surfaces with matching upstands and tile splashbacks. Range of fitted cupboards with concealed lighting. Kickboard spot lighting. Power points with USB outlets. Recessed ceiling lights. Karndean wood effect floor.

LIVING/DINING ROOM

20' 3" x 13' 9" (6.17m x 4.19m)

Triple aspect. North facing window with direct views over the inner harbour. Further Southeast facing window. 2 radiators. Power points. Satellite/TV point. Telephone point. Decorative coved ceiling. 2 ceiling lights. Karndean wood effect floor. Glazed French doors to balcony.



BALCONY

East facing Juliette style with painted balustrades and views overlooking the marina's inner harbour.



BEDROOM ONE

15' 8" x 13' 10" (4.78m x 4.22m)

South facing French doors giving access to balcony. Range of fitted wardrobes. Radiator. Telephone point. TV point. Power points. Coved ceiling. Ceiling light. Fitted carpet.

BALCONY

South facing Juliette style with painted balustrades.

EN-SUITE SHOWER ROOM

11' 4" x 6' 6" (3.45m x 1.98m)

Frosted window. Large walk-in shower cubicle with Mira power shower, rain shower head, further hand held attachment and glazed screen. Hand basin with mixer tap set on vanity unit with mixer tap. Mirror with integral lighting. Low-level WC with concealed cistern. Heated towel rail. Recessed ceiling lights. Karndean tiled floor.

BEDROOM TWO

14' 10" x 9' 2" (4.52m x 2.79m)

Arched window with Southwest aspect and views towards the outer harbour. Built in wardrobe with sliding mirrored doors. Wall mounted fitted cupboards. Radiator. Power points. Coved ceiling. Ceiling light. Fitted carpet.

EN-SUITE BATHROOM

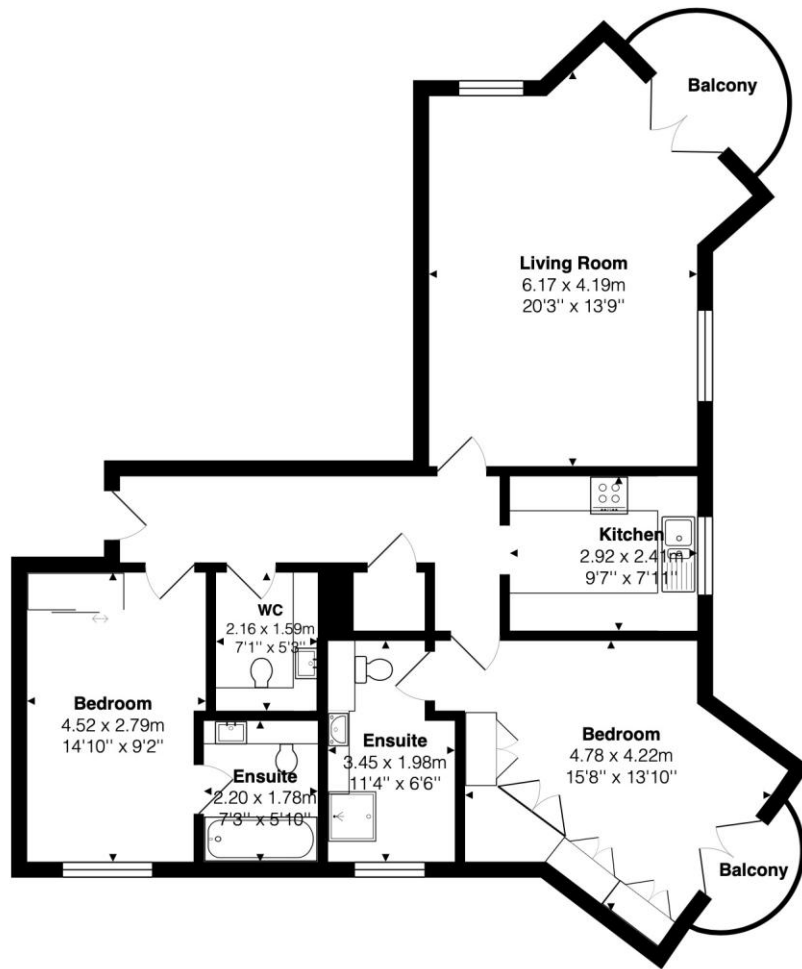
7' 3" x 5' 10" (2.21m x 1.78m)

White suite comprising panelled bath with wall mounted rain shower head and further hand held attachment. Glazed shower screen. Hand basin with mixer tap set on vanity unit. Mirrored bathroom cabinet. Low level WC with concealed cistern. Heated towel rail. Recessed ceiling lights. Extractor fan. Karndean tiled floor.

PARKING SPACE

Allocated opposite the property.





Second Floor
Area: 91.4 m² ... 984 ft²

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LEASE

128 years remaining.

SERVICE CHARGE

£5,020.26 (2026) per annum to include ground rent, service charge, buildings insurance and reserve fund.

COUNCIL TAX BAND

Tax band E

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