



Starboard Court

Brighton Marina Village, BN2 5UX

£245,000 Leasehold

EPC Rating : D

- Delightfully spacious one bedroom apartment
- South and West aspect with views towards Village Square
- Living room, separate kitchen, double bedroom and bathroom
- 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.

Enjoying a desirable South and West facing aspect, this delightfully spacious one bedroom apartment benefits from lovely views towards the village square. The bright and airy dual-aspect living/dining room provides an inviting space for both relaxing and entertaining, while the separate, generously sized kitchen offers excellent practicality. The west-facing double bedroom features a large built-in wardrobe, and the well-appointed bathroom completes the accommodation. While the apartment would benefit from some modernisation, it offers an excellent opportunity for a purchaser to update and personalise the property to their own taste and style. The property also benefits from an updated electric boiler, allocated parking space and is conveniently located just a short walk from

the village's shops, cafés, and local amenities, making it an ideal choice for comfortable and convenient living.

ENTRY

Communal ground floor entrance with security entry phone. Stairs to first floor and individual door to apartment.

ENTRANCE HALL

Security entry phone. Storage cupboard with shelf and housing electrical distribution box. Airing cupboard housing ECA electric boiler. Telephone point. Hyperoptic enabled point. Power points. Smoke alarm. Coved ceiling. 2 ceiling lights. Wood laminate floor.

LIVING/DINING ROOM

19' 1" x 13' 11" (5.82m x 4.24m)

South facing window with views towards the village square. Further West facing window. Curtain pole and curtains. TV/Satellite point. Telephone point. Power points. Smoke alarm. Decorative coved ceiling. 2 ceiling lights. Wood laminate floor.



KITCHEN

9' 10" x 8' 4" (3m x 2.54m)

West facing window. Fitted kitchen comprising Neff electric hob with Philips extractor hood over and Electrolux electric oven. Freestanding Fridgemaster fridge and Indesit washing machine. Stainless steel sink with mixer tap. Range of fitted wall and base units. Worktops with tiled splashbacks. Pantry cupboard. Power points. Ceiling light. Vinyl floor.



BEDROOM ONE

14' 4" x 8' 4" (4.37m x 2.54m)

West facing window with curtain pole and curtains. Freestanding double wardrobe. Decorative coved ceiling. 2 ceiling lights. Fitted carpet.

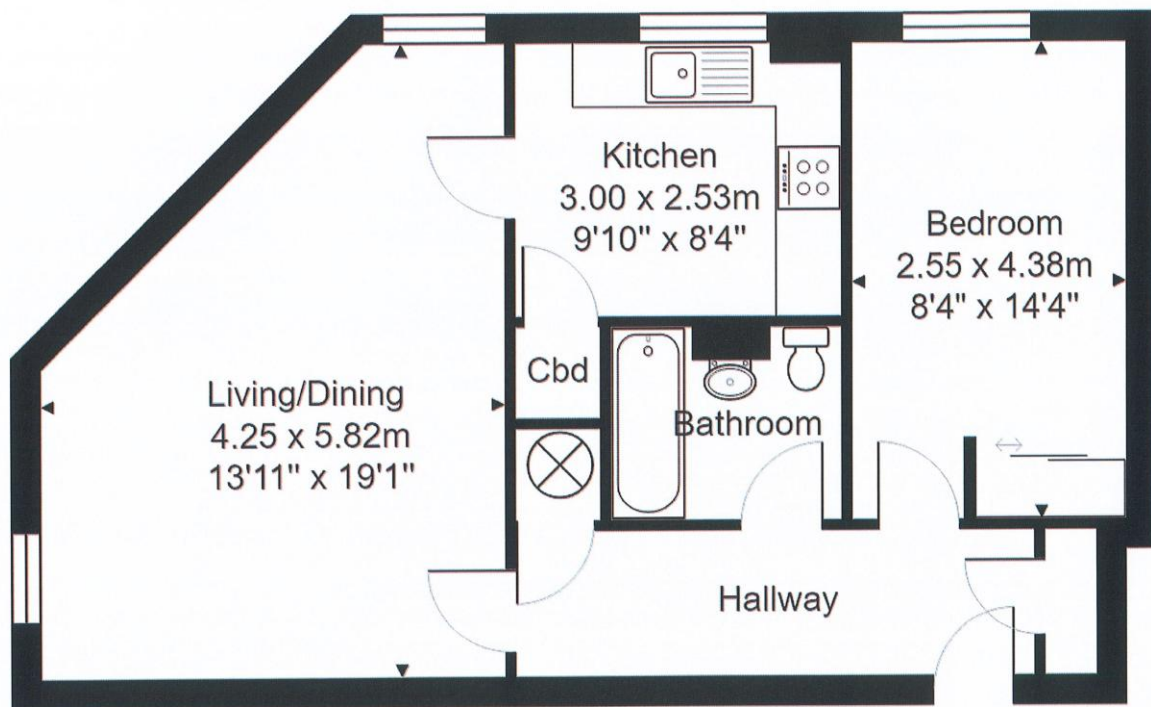
BATHROOM

Fully tiled. White suite comprising panelled bath with mixer tap and wall mounted shower over. Pedestal hand basin with mixer tap. Wall mounted mirror with striplight/shaver point over. Low level WC. Extractor fan. Ceiling light. Vinyl tiled floor.

PARKING SPACE

Allocated.





Total Area: 53.8 m² ... 579 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

TENURE

Leasehold – 128 years remaining.

SERVICE CHARGE

£3,144.30 (2026) to include ground rent, service charge, buildings insurance and reserve fund.

COUNCIL TAX BAND

Tax band D

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