



St Vincents Court, Brighton Marina, BN2
£400,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

St Vincents Court BN2

2 Bedrooms | 2 Bathrooms | 1 Reception Room

Welcome to St. Vincents Court, a spacious and well-presented, top floor, two-bedroom apartment situated in the highly sought-after Brighton Marina Village, enjoying attractive views across the inner harbour and a private balcony providing the perfect spot to relax and take in the waterfront surroundings.

Extending to approximately 623 sq ft, the property offers well-proportioned accommodation throughout, combining contemporary finishes with a practical and sociable layout. The welcoming entrance hallway provides access to the principal rooms and benefits from useful built-in storage.

The impressive open-plan kitchen and reception room forms the heart of the home, offering an excellent sense of space and versatility. The generous living area provides ample room for comfortable seating and a dining area, making it ideal for both everyday living and entertaining. Large windows allow natural light to flow into the room, while direct access to the private balcony creates a seamless extension of the living space, with attractive views across the marina.

The contemporary fitted kitchen features sleek cabinetry, a stylish tiled splashback and granite worktops, providing an attractive and durable finish. The kitchen is well equipped with integrated appliances, including a washer/dryer, dishwasher and fridge/freezer, alongside fitted cooking appliances and generous storage, making it both practical and appealing for modern living. A breakfast bar further enhances the space, offering a convenient spot for informal dining or a morning coffee.

There are two well-proportioned double bedrooms, offering comfortable and versatile accommodation. The principal bedroom benefits from its own en-suite shower room, fitted with a modern shower enclosure, wash basin and contemporary fittings. The second bedroom offers excellent flexibility as a guest bedroom, home office or additional sleeping accommodation.

The separate family bathroom is fitted with a bath and shower screen, wash basin and modern finishes. Both the en-suite and family bathroom benefit from Mira digital showers, providing convenient, precise shower controls and an appealing modern touch for those who appreciate technology in the home.





The private balcony is a particularly attractive feature, providing valuable outdoor space from which to enjoy the peaceful inner harbour and views of the moored boats. Whether enjoying a morning coffee or unwinding at the end of the day, it offers a lovely spot to appreciate the unique waterfront setting.

Brighton Marina is one of the city's most popular waterfront destinations, offering an excellent choice of restaurants, cafés, bars and specialist shops, alongside a multi-screen cinema, bowling alley, casino and David Lloyd Health Club. A large 24-hour supermarket provides everyday convenience, while the marina's year-round events and leisure attractions create a lively yet relaxed atmosphere.

For commuters, regular bus services connect the marina with Brighton city centre and the mainline railway station, providing convenient access to the wider city and rail connections to London Victoria. The nearby seafront and coastal walks offer further opportunities to enjoy the outdoors, while on-site management and security services add to the appeal of this established residential community.







LOCATION GUIDE

Good to Know

Shops: Walk to shops, cafés, bars and restaurants

The Lanes approx. 7-10 by cab

Train Station: Brighton Station 15-20 minutes by bus from Marina

Seafront or Park: Close to beach, East Brighton Park, Roedean golf course 5 mins by car

Education

Primary: St Mark's, Our Lady of Lourdes

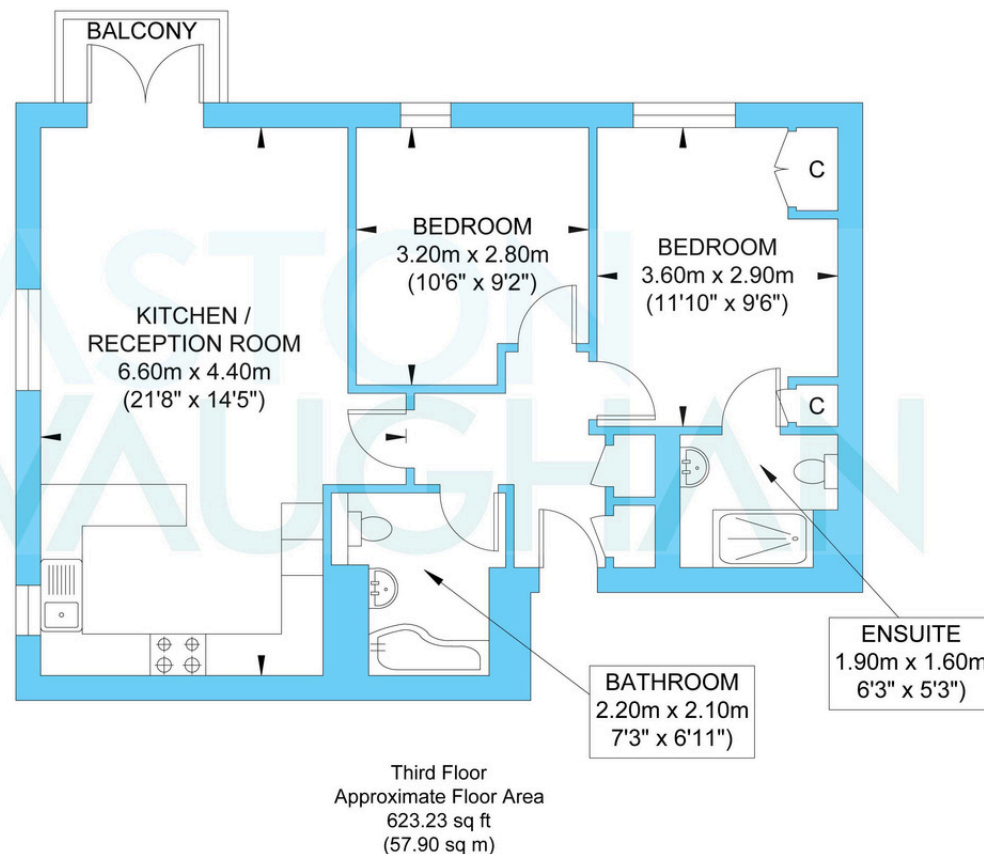
Secondary: Varndean, Dorothy Stringer

Sixth Form: Varndean, BIMM, MET BHASVIC

Private: Brighton College, Brighton Waldorf, Roedean

Close to the beach, the Marina has a health club, cinema, casino and waterfront restaurants as well as a large ASDA superstore with pharmacy. Brighton's Royal Pavilion and cultural heart of the city is about 5-10 minutes by taxi. Brighton Station has direct trains to Gatwick and London and is easy to reach by car, cab or bus. Award winning schools, including Roedean, Brighton Waldorf, and Brighton College are just minutes away. There is a choice of nearby parks with playgrounds and sports facilities, and a

72 par golf course. You can access the Downs and the coastal village of Rottingdean with its characterful High Street via the under cliff walk.



Approximate Gross Internal Area = 57.90 sq m / 623.23 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.