

## Victory Mews

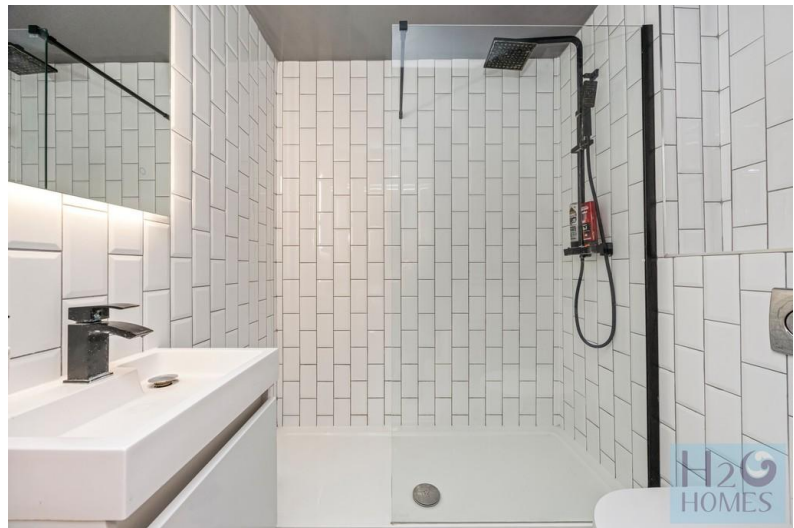
Brighton Marina Village, BN2 5XA

**£395,000** Leasehold

EPC Rating : B

- Beautifully presented 2 bedroom, dual aspect apartment
- Stylish open plan kitchen/living room with South facing balcony
- Large en-suite shower room and bathroom
- Parking space, lease extended, furniture available

**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.

Introducing this beautifully presented two bedroom apartment that is ideally positioned to enjoy a bright and airy dual South and East facing aspect. Upon entering, you are welcomed into a light filled and stylish living room, which flows effortlessly onto a private South facing balcony offering views towards the outer harbour. The open plan design seamlessly connects the living area to a contemporary kitchen, thoughtfully designed with sleek lines, high quality quartz worktops and fully integrated appliances. This elegant space is perfectly suited for both entertaining guests and comfortable everyday living. The principal bedroom exudes sophistication and serves as a peaceful retreat, complete with a beautifully appointed en-suite shower room finished to a high modern standard. The second bedroom is a versatile and well proportioned space ideal as a guest room or home office. A stylish family bathroom further complements the apartment, featuring modern fixtures and a refined finish throughout.

Furthermore the property is fitted with stylish shutters enhancing privacy and adding a touch of elegance. There is an allocated parking space and the lease has been extended. Furniture available by separate negotiation.

#### ENTRY

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

#### ENTRANCE HALL

Security entry phone. Smoke alarm. Double storage cupboard housing electrical distribution box, power point, hanging rail, shelf, Hyperoptic and Virgin media enabled points. Power point. Coved ceiling. Recessed ceiling lights. Herringbone laminate floor.

#### KITCHEN

11' 0" x 6' 1" (3.35m x 1.85m)

Open plan to living room. South facing window with fitted venetian blind. Fully fitted kitchen comprising Hotpoint stainless steel electric oven with Hotpoint 4 ring gas hob and extractor hood over. Integrated Indesit slimline dishwasher, fridge/freezer and washer/dryer. Underslung Stainless steel sink with mixer tap and Quartz drainer. Baxi gas fired combi boiler. Range of wall and base units. LED under unit lighting. Quartz worktops with tiled splashbacks. Power points. Extractor fan. Recessed LED ceiling lights. Herringbone laminate floor



### LIVING/DINING ROOM

15' 1" x 11' 10" (4.6m x 3.61m)

East facing window with fitted shutter and views over the inner harbour. Satellite/TV point. Contemporary radiator. Power points. Coved ceiling. 2 wall lights and Recessed LED ceiling lights. Herringbone laminate floor. Door with fitted shutters to South facing balcony.

### BALCONY

South facing with views towards the outer harbour. Painted balustrade. Exterior light.



### BEDROOM ONE

12' 0" x 9' 7" (3.66m x 2.92m)

East facing window with fitted shutters. TV point. Contemporary radiator. Power points (some with USB outlets). Ceiling light. Fitted carpet.

### EN-SUITE SHOWER ROOM

Fully tiled. Large walk-in shower cubicle with rain shower head and further hand held attachment. Glazed shower screen. Hand basin with mixer tap set into vanity unit. Wall mirror with sensor concealed lighting. Shaver point. Low level WC with concealed cistern. Heated towel rack. Extractor fan. Recessed ceiling lights. Ceramic tiled floor.

### BEDROOM TWO

9' 1" x 8' 6" (2.77m x 2.59m)

East facing window with fitted shutters. Contemporary radiator. Power points (some with USB outlets). Ceiling light. Fitted carpet.

### BATHROOM

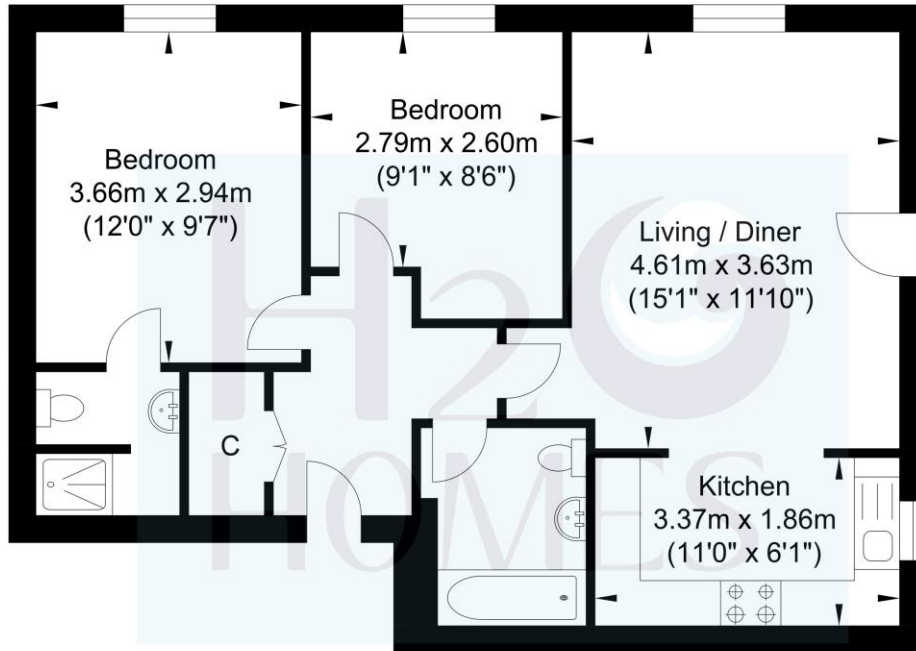
Fully tiled. White suite comprising panelled bath with mixer tap, rain shower head and hand held shower attachment. Hand basin with mixer tap set into vanity unit. Shaver point. 2 large wall mirrors. Low level WC with concealed cistern. Chrome heated towel rack. Extractor fan. Recessed ceiling lights. Ceramic tiled floor.

### PARKING SPACE

Allocated within Victory Mews.



# Victory Mews



Approximate Floor Area  
620.10 sq ft  
(57.61 sq m)

Approximate Gross Internal Area = 57.61 sq m / 620.10 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>	<b>81</b>	<b>81</b>
(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, Scotland & Wales		EU Directive 2002/91/EC	

## TENURE

Leasehold – 128 years remaining

## SERVICE CHARGE

£3,422.14 (2026) to include ground rent, service charge, buildings insurance and reserve fund.

## COUNCIL TAX BAND

Tax band D

## LOCAL AUTHORITY

Brighton & Hove County 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