





Portside

Brighton Marina Village, BN2 5WJ

£228,000 Leasehold

EPC Rating : D

- West facing, top floor one bedroom apartment
- Living room and good sized kitchen
- Bedroom with fitted wardrobes and bathroom
- Allocated parking space, 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 a round the clock security team backed up by experienced onsite management establishing its reputation as a very attractive and sought after location to live, work and play.

This charming West facing, top floor, one bedroom apartment is well presented and enjoys a prime position overlooking the heart of the Village Square. The bright and welcoming living room benefits from delightful views across the Square and features a contemporary electric fireplace, creating a warm and inviting atmosphere for relaxing evenings. The well appointed kitchen is thoughtfully designed, offering ample storage and workspace, with room for a breakfast table, making it ideal for casual dining. The double bedroom is fitted with generous triple wardrobes, providing excellent storage, while the bathroom completes the accommodation. The apartment is equipped with an efficient electric boiler system supplying radiators throughout the principal rooms, ensuring year round comfort. Further benefits include an allocated parking space conveniently located adjacent to the building. Offering an attractive combination of comfort, practicality and a sought after village setting, this delightful apartment is an excellent opportunity for those seeking low maintenance living in a central location.

ENTRY

Communal ground floor entrance with security entry system. Stairs to second floor. Individual door to apartment.

ENTRANCE HALL

Storage cupboard housing electrical distribution box, shelving and light. Airing cupboard with slatted shelves, Heatrae Sadia electric boiler and light. Central heating thermostat. Telephone point. Power points. Security entryphone. Smoke alarm. Hatch to boarded and lit loft with loft ladder. Coved ceiling. Ceiling light. Wood effect floor.

LIVING ROOM

15' 11" x 15' 7" (4.85m x 4.75m)

West and Northwest facing windows with views over the Village Square. Curtain poles and curtains. Feature wall mounted electric fire. Radiator. TV point. Dado rail. Power points. Decorative coved ceiling. 2 ceiling lights and 2 wall lights. Wood effect floor.

KITCHEN

12' 1" x 8' 2" (3.68m x 2.49m)

West facing window with views of the Village Square. Upgraded kitchen with range of fitted wall and base units. Lamona 4 ring electric hob with extractor hood over and stainless steel electric oven. Integrated Lamona fridge, freezer and dishwasher. Space for washing machine. Stainless steel sink unit with drainer and mixer tap. Work surfaces with tiled splashbacks. Power points. Recessed ceiling lights. Further contemporary ceiling light. Wood effect vinyl floor.

BEDROOM ONE

12' 2" x 9' 1" (3.71m x 2.77m)

West facing window overlooking the Village Square. Roman blind. Fitted triple wardrobe with internal drawers and cupboards over. Radiator. Power points. Coved ceiling. Ceiling light. Wood effect floor.

BATHROOM

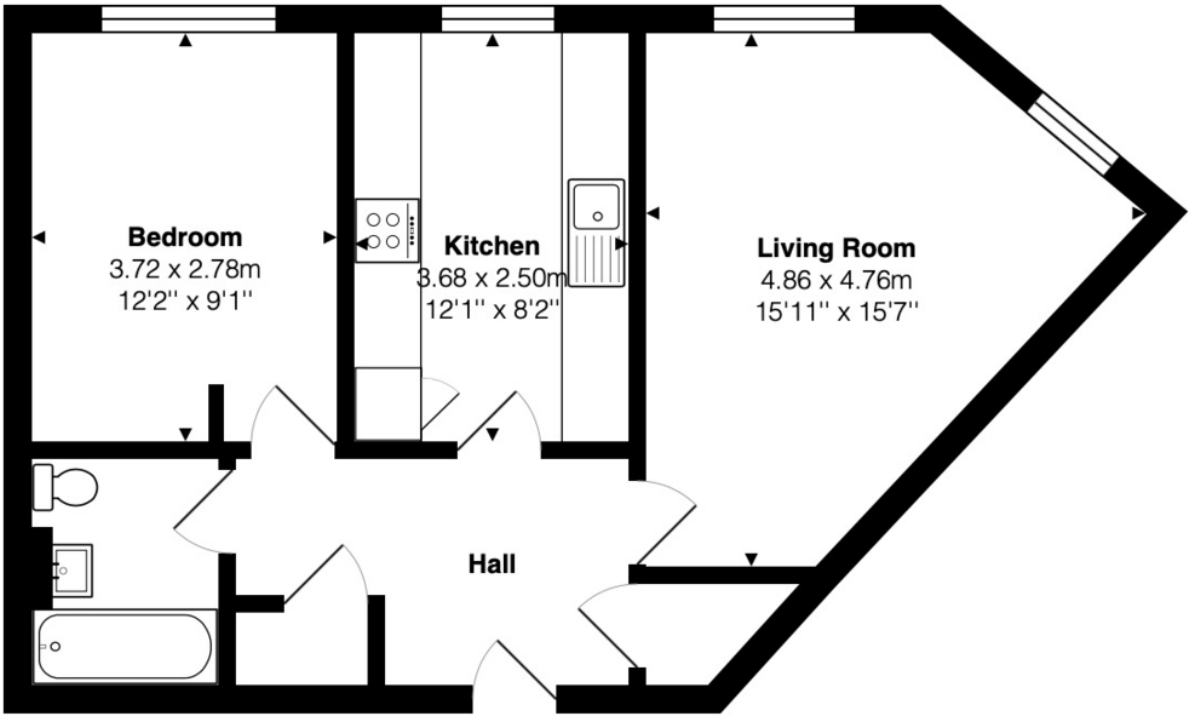
Part tiled. White suite comprising panelled bath with wall mounted Mira electric shower unit over. Concertina glazed shower screen. Wash hand basin with mirrored bathroom cabinet with integral lighting and striplight/shaver point over. Tall bathroom cabinet. Low level WC. Heated towel rack. Extractor fan. Wood effect vinyl floor.

PARKING

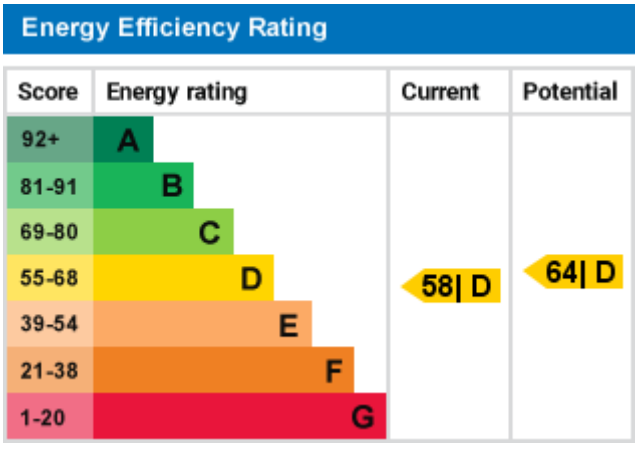
Allocated adjacent to the block.







SECOND FLOOR
Area: 50.1 m² ... 539 ft²



TENURE
Leasehold – 128 years remaining.

SERVICE CHARGE
£2,837.20 (2026) to include ground rent, service charge, buildings insurance and reserve fund.

COUNCIL TAX BAND
Tax band D

LOCAL AUTHORITY
Brighton & Hove City Council

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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 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