



HAMLYN SMITH

£625,000

THE STRAND, BRIGHTON

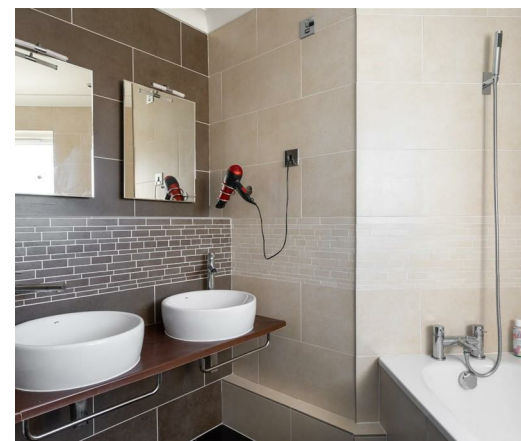
3 BEDROOMS

2 RECEPTIONS

3 BATHROOMS

Hamlyn Smith are delighted to present this superb duplex apartment in Brighton Marina Village with views over moored yachts, of the sea and the chalk cliffs of the Sussex coast. Britannia Court has secure parking and the apartment has a private garage.

- Stunning panoramic sea views
- South and West aspects
- Arranged over two floors
- Gated mews
- Separate garage
- Multiple balconies
- EPC rating - C
- Council tax band - F





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The apartment is arranged over the third and fourth (top) floors of Britannia Court, and is on the south-west side of the building, giving you the best outlook over the marina, and spectacular views of the sun setting over the sea. The front door opens into a spacious and welcoming entrance hall, where a staircase leads to the upper floor. The lower level accommodates the reception spaces, including a generous living/dining room with beautiful parquet flooring. This room is arranged into two distinct areas, with ample space for both relaxed seating and a dining table. A door opens onto one of the apartment's two balconies, from where you can enjoy the sea air and the magnificent views.

The kitchen is well-designed, featuring a gas hob, electric fan oven with grill, integrated microwave, and space for a fridge freezer, slimline dishwasher, and washing machine. Solid oak worktops provide a stylish finish, while a breakfast table can be positioned by the window overlooking the marina. Also on this level is a generous double bedroom, adjacent to a bathroom. Off the hall there is a cloakroom with WC and handbasin. The hall also has useful storage cupboards.

Upstairs, the principal bedroom is ensuite and has double doors onto a balcony that wraps around two sides of the building, with timber decking, which can be removed to reveal tiled flooring beneath if preferred. The luxury ensuite for this bedroom has both a bath and a walk-in shower as well as twin handbasins and a WC. The second bedroom on this floor is also a generous double with an ensuite bathroom. This bedroom also has access to the balcony via double doors and a large built-in wardrobe. There is storage available in the loft space above the second bedroom.

The current owner has extended the lease on the apartment. The service charge is £5200 annually and includes all the maintenance on the building and gardens, five yearly decoration of the building, as well as on-site security. Please note that Britannia Court does not have a lift.

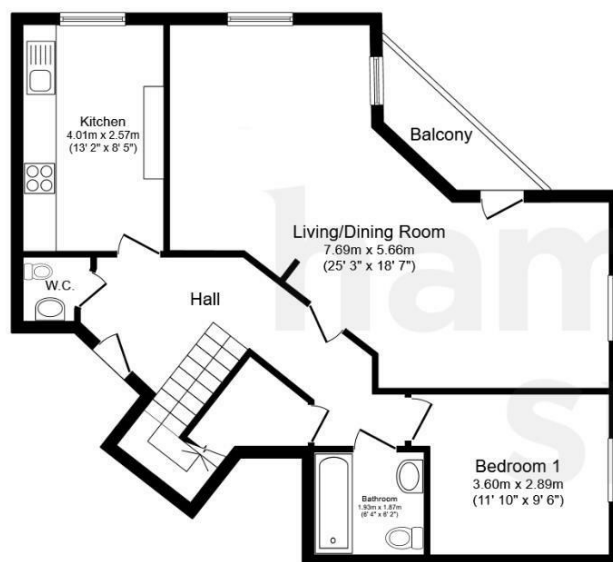
As well as the glamour of sea views and moored yachts, Brighton Marina is a vibrant community with a wealth of independent shops, restaurants and bars, as well as an ASDA supermarket. Leisure facilities include a cinema, ten-pin bowling alley, and a David Lloyd health club. You can stroll on the boardwalks, or pick up the undercliff walk and take in the sea air as you make your way down the coast towards Rottingdean and Saltdean, or westward to Brighton. Alternatively there are numerous buses running along the coast road.

MID SUSSEX

9 Keymer Road | Hassocks | BN6 8AD
+44 (0) 1273 762211 | midsussex@hamlynsmith.co.uk

HOVE

50 Goldstone Villas | Hove | BN3 3RS
+44 (0) 1273 762222 | hello@hamlynsmith.co.uk



Ground Floor

Floor area 75.8 m² (816 sq.ft.)



First Floor

Floor area 57.8 m² (622 sq.ft.)

TOTAL: 133.7 m² (1,439 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

