



Oakley

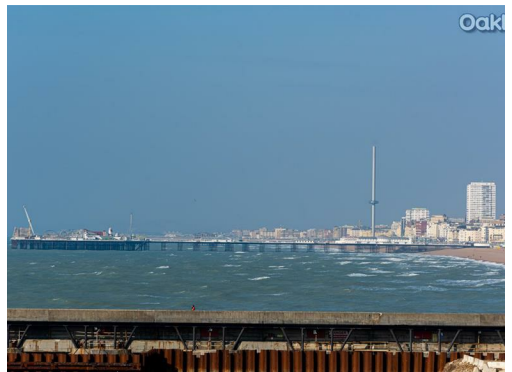
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The Boardwalk, Brighton Marina Village, Brighton, BN2 5ZF



£345,000



- Two Bedroom Apartment
- Open Plan Living Space
- 24 Hour Security
- Lift Access
- No Chain
- West Facing Balcony
- Parking Available By Separate Negotiation
- Second Floor
- Short Term/Holiday Letting Allowed
- Internal Measurement 78 Sqm / 840 Sqft



The Property

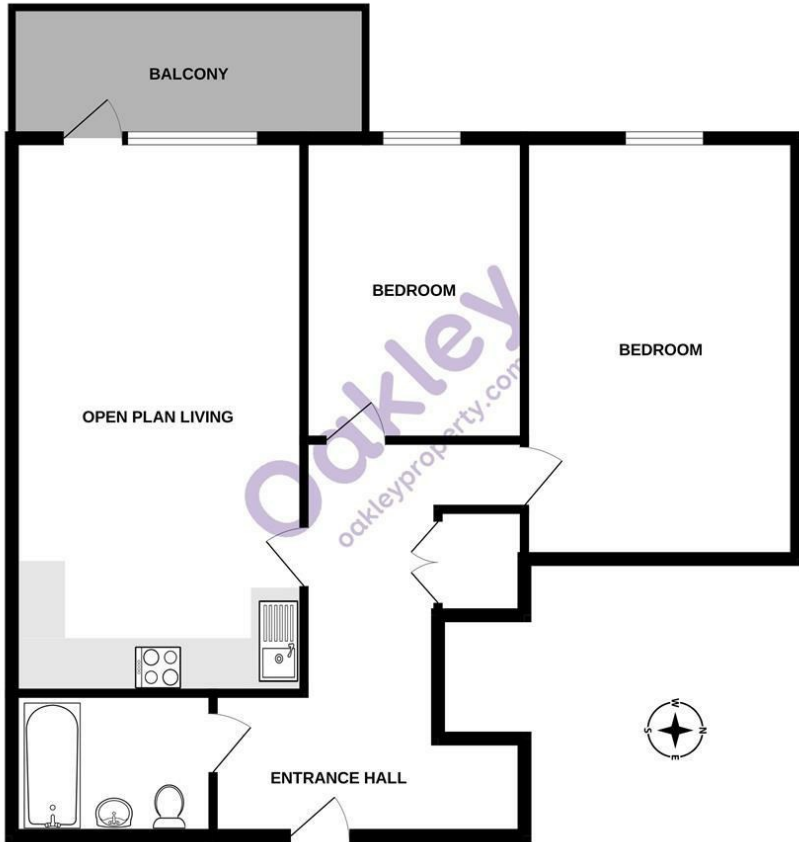
A very nicely presented modern two bedroom apartment situated on the second floor of this attractive purpose built block located in the desirable Brighton Marina Village. The accommodation comprises; entrance hall with useful utility/storage cupboard (housing the air handling unit and plumbing for washing machine), family bathroom, two sizeable bedrooms, open plan living space with recessed fitted kitchen (with built in appliances) and access to a west facing balcony. Both bedrooms, the lounge and balcony with sea views and onwards towards the city of Brighton.

The Location

The marina offers vibrant and cosmopolitan lifestyle by the water, with an abundance of renowned waterfront restaurants supplying a large variety of cuisines. Perfect to enjoy breakfast, lunch, dinner or to simply relax and take a drink or meet up with friends in a beautiful setting, with picturesque views across the yachts. Parking is not an issue, there is plenty of free parking available within the multi-story car park. Brighton Marina is only two miles (approximately) from central Brighton with a regular bus service between the marina and city centre. For peace of mind there is 24 hour, on site security patrolling the whole of the marina and numerous CCTV cameras. There is also a superstore and a variety of independent shops, cafes and restaurants alongside excellent leisure facilities with a David Lloyd fitness centre, casino, ten pin bowling and an eight screen cinema.

T: 01273 688881

Floor Plan



TOTAL FLOOR AREA : 846sq. ft. (78.6 sq.m.) approx.
Made with Metropix ©2023





Location Map



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
View energy efficient - lower running costs			
(92 plus) A		88	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Mid energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Notes

Service Charge & Estate Service £3.56 per sq.ft
 Insurance £0.98 per sq.ft
 Reserve Fund £0.21 sq.ft
 Ground Rent £250 per annum

Please note that the photos displayed are not of the actual apartment. They are of similar apartments within this development.

Brighton & Hove City Office
Residential Sales & New Homes

T 01273 688881
 E brighton@oakleyproperty.com

Shoreham-by-Sea Office
Residential Sales,
Lettings & New Homes

T 01273 661577
 E shoreham@oakleyproperty.com

Lewes Town & Country Office
Residential Sales,
Lettings and New Homes

T 01273 487444
 E lewes@oakleyproperty.com

The London Office
Residential Sales

T 020 839 0888
 E enquiries@tlo.co.uk

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