



Oakley

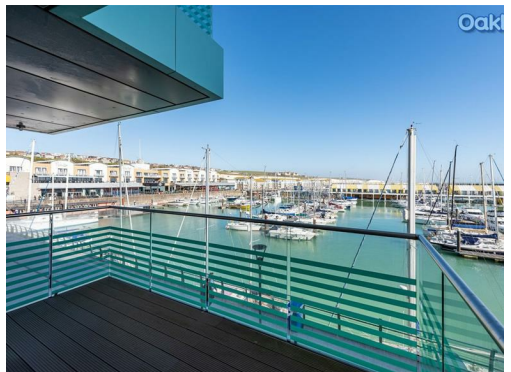
Your Sussex Property Expert



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



£400,000



- First Floor Apartment
- Two Bedrooms
- Open Plan Living Space
- Lift Access
- No Chain
- Passenger Lift
- Bathroom
- Balcony & Marina Views
- Suitable for Short Term/Holiday Letting
- Internal Measurement 90 Sqm / 968.85 Sqft



## The Property

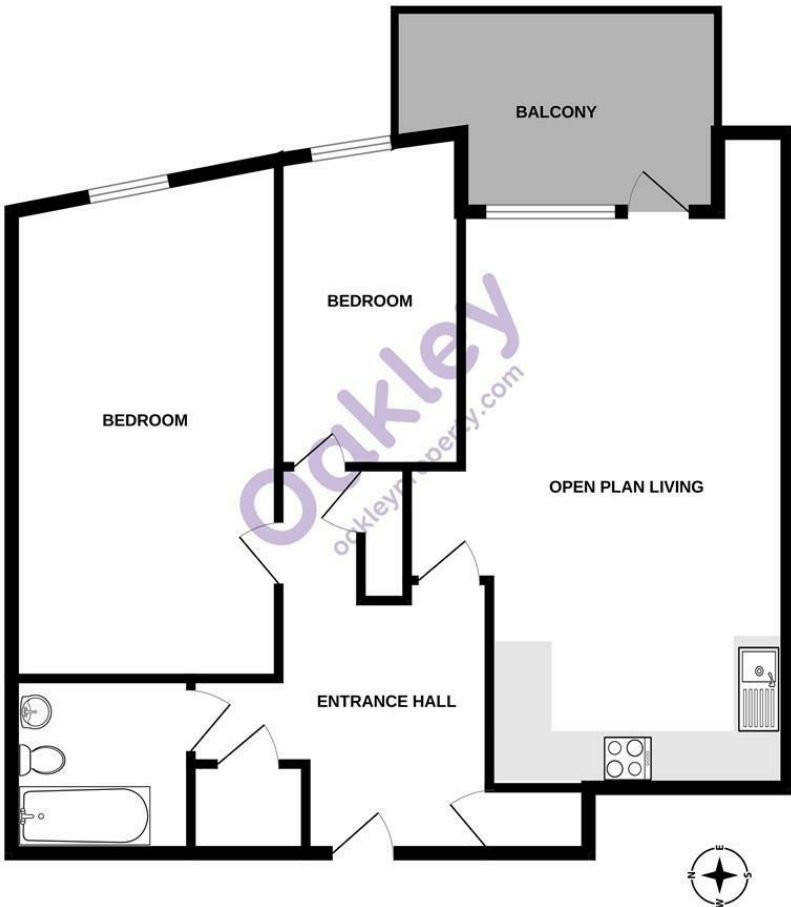
A very nicely presented modern two bedroom apartment situated on the first floor of this attractive purpose built block located in the desirable Brighton Marina Village. The accommodation comprises; entrance hall with useful utility/storage cupboard (housing the air handling unit and plumbing for washing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

## 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**

FIRST FLOOR



TOTAL FLOOR AREA : 961sq.ft. (89.3 sq.m.) approx.  
Made with Metreplex ©2023



## Location Map



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

## Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A		88	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Agents Notes

Tenure Leasehold  
 Lease Term 133 years remaining end date 2155  
 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  
 Council Tax Band E

### 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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