



FLAT 16, WELLINGTON COURT THE STRAND BRIGHTON MARINA VILLAGE, BN2 5WE

LEASEHOLD

Located in the vibrant Brighton Marina Village, this superb top-floor apartment offers a delightful blend of comfort and modern living. Spanning an impressive 950 square feet, the property features two well-appointed bedrooms, two bathrooms and a further separate W.C. for guests, making it an ideal choice for couples, small families, or those seeking a serene retreat by the sea.

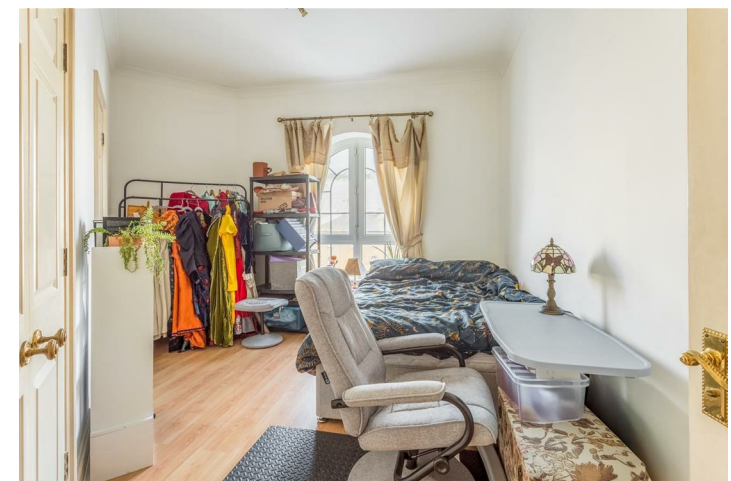
As you enter, you are welcomed into a spacious reception room that exudes warmth and light, creating a perfect space for relaxation or entertaining guests. The apartment boasts two private balconies that overlook the picturesque harbour waters, providing a stunning backdrop for your morning coffee or evening relaxation.

Convenience is paramount, with lift access, allocated off street parking, a rare find in such a desirable location.

Brighton Marina Village is renowned for its vibrant atmosphere, offering a variety of shops, restaurants, and leisure activities right on your doorstep. Whether you fancy a leisurely stroll along the marina or a day at the beach, this location truly has it all.

**Nicholas
James**

SALES LETTINGS AUCTIONS





Flat 16, Wellington Court

Approximate Gross Internal Area = 88.2 sq m / 949 sq ft

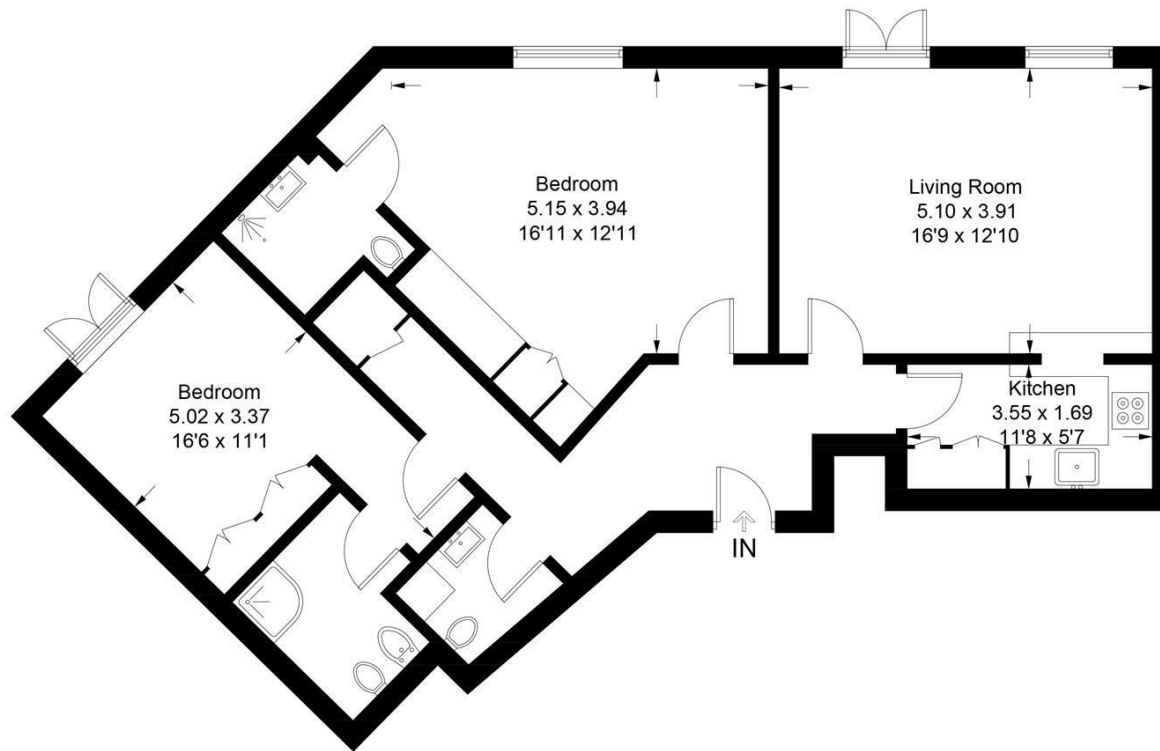


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1196001)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

73

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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