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## 17 Neptune Court, The Strand, Brighton Marina

Price £250,000 Leasehold

A charming ONE BEDROOM GROUND FLOOR PURPOSE BUILT FLAT situated in the vibrant BRIGHTON MARINA VILLAGE, with a variety of shops, restaurants and leisure facilities close by. There are frequent bus services to Brighton City Centre or you can take a walk along the seafront into the city or along the Undercliff Walk to Rottingdean and Saltdean. Highlights include NO ONWARD CHAIN, ALLOCATED PARKING SPACE, feature arched glass window between the kitchen and the lounge, an arched window to the bedroom and a good size PRIVATE SOUTH-FACING GARDEN which faces the inner harbour. Viewings are highly recommended. Energy Rating: C79 Exclusive to Maslen Estate Agents

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Front door to:

**Hallway**

Security entryphone handset, fitted storage cupboard, shelving in recess, radiator, coved ceiling.

**Kitchen**

Range of Kitchen fitments comprising wall & base units with work surface over, inset one & a half bowl sink & drainer unit with mixer tap, inset four ring gas hob with oven below & cooker hood over, wall mounted 'Vaillant' boiler, space & plumbing for washing machine, radiator, tiled flooring, tiled splashbacks, arch shaped window overlooking lounge.

**Bathroom**

Range of Bathroom fitments comprising enclosed panelled bath with mixer tap & shower attachment, low level WC, pedestal wash hand basin, wall light with shaver point, radiator, part tiled walls.

**Bedroom**

Double glazed arch shaped window overlooking rear garden, radiator, fitted bedroom furniture to comprise wardrobes with hanging rail & shelving, drawers & shelves, fold up bed.

**Lounge**

Double glazed window & french doors overlooking & leading to rear garden. Two radiators, coved ceiling.

**Outside**

**Garden**

Paved patio garden with raised planters, enclosed by fencing & railing, outside tap & outside light.

**Allocated Parking Space**

Number 17.

**Council Tax Band: C**

**Total approx floor area**

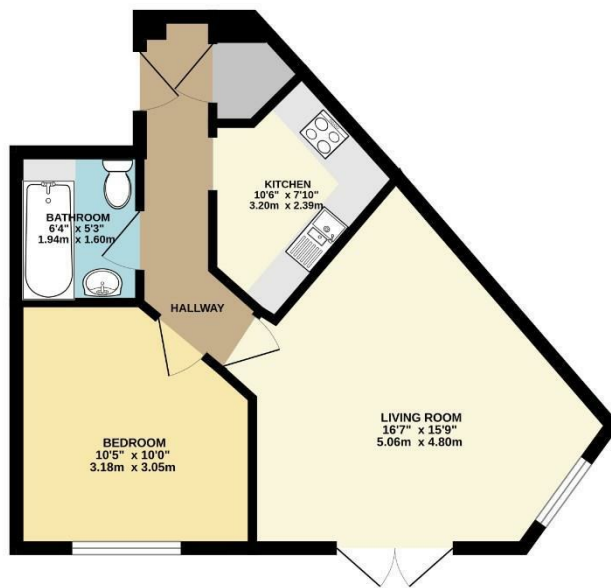
396 sq.ft. (36.8. sq.m.)

*Location:*

*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, Bowling, Casino and David Lloyd Health Club. The marina also benefits from a large 24 hour supermarket adding to its well established reputation as a very attractive and sought after location to live, work and play.*



GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



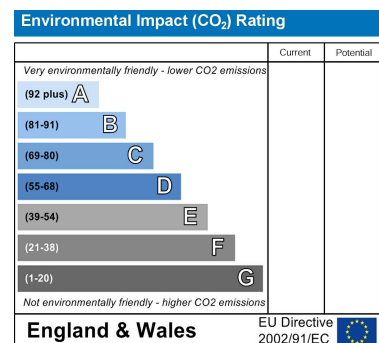
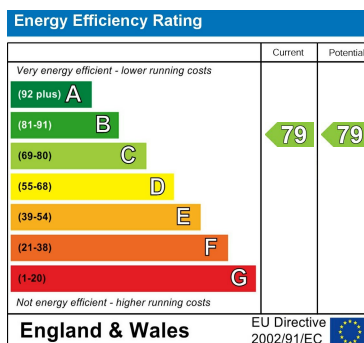
TOTAL FLOOR AREA: 396 sq.ft. (36.8 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made for their operability or efficiency can be given.  
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## IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

## IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.  
Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.



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