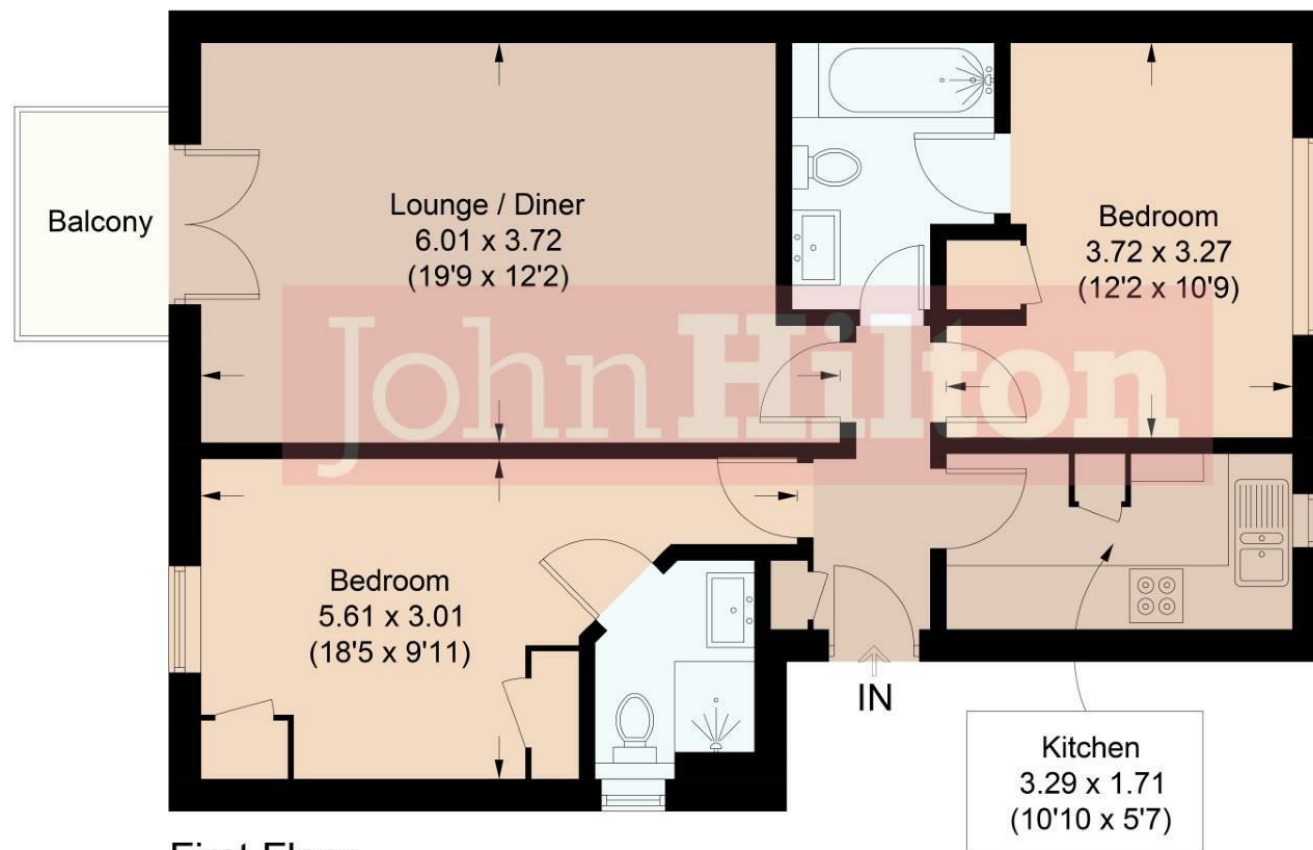


## Sovereign Court, The Strand, Brighton Marina, Brighton, BN2 5SJ

Approximate Gross Internal Area = 64.0 sq m / 689 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



Total Area Approx 689.00 sq ft

72 Sovereign Court The Strand, Brighton, BN2 5SJ

To view, contact John Hilton:  
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132-135 Lewes Road, Brighton, BN2 3LG  
01273 608151 or sales@johnhiltons.co.uk

**Offers In The Region Of £325,000**  
**Leasehold - Share of Freehold**





**72 Sovereign Court The Strand, Brighton, BN2 5SJ**  
situated in the heart of the popular Brighton Marina Village, looking out to the yachts on the Marina's inner lagoon and white cliffs beyond. A delightful two-bedroom second floor apartment with balcony and allocated parking space plus visitors parking, situated within a secure gated development. The accommodation consists of two double bedrooms, one with en-suite, main bathroom (also accessible from the 2nd bedroom), kitchen and lounge/dining room with large French doors opening out to the balcony with tranquil views. This property would be ideal for those looking for a bolthole by the sea, and also perfect for sharers or those looking to rent a room for additional income as both bedrooms have access to separate bathrooms. Within Brighton Marina there is a variety of waterfront restaurants and cafes, health club, cinema and bowling complex and it's just a short distance along the coast to central Brighton.



#### Approach

Gated access which leads to parking area within a communal square. Door intercom and communal entrance with stairs to second floor.

#### Entrance Hall

Wood laminate flooring and built-in cupboard.

#### Lounge/Dining Room

6.01m x 3.72m (19'8" x 12'2")

Wood laminate flooring with large French doors opening out to the balcony with views of the waterside and white cliffs beyond.

#### Kitchen

3.29m x 1.71m (10'9" x 5'7")

Range of units at both eye and base level and worktops with stainless steel splashbacks. Fitted oven and gas hob with extractor hood over, one-and-a-half bowl stainless steel sink with mixer tap and drainer as well as spaces for appliances including dishwasher. Door entryphone.

#### Bedroom

5.61m x 3.01m (18'4" x 9'10")

Window with waterside views and fitted wardrobes plus high-level cupboards.

#### En-Suite Shower Room

Shower enclosure with mains shower and hand shower on riser, wash basin with mixer tap, low-level WC and part-tiled walls.

#### Bedroom

3.72m x 3.27m (12'2" x 10'8")

Airing cupboard which houses the hot water cylinder and door to:

#### Jack & Jill Bathroom

Panel-enclosed bath with shower mixer tap and tiled surround, wash basin with mixer tap and low-level WC.

#### Balcony

Enclosed with railings with space for seating along with a small table.

#### Allocated Parking

Space number 72.



- Two Double Bedroom Apartment
- Secure Gated Development
- Second Floor
- Tranquil Outlook onto the Waterside
- Allocated Parking Plus Visitors Parking
- Balcony
- En-Suite to Master Bedroom
- Ideal Bolthole by the Sea
- 24-Hour Security
- Share of Freehold

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

Council Tax Band: **D**