

# RIVERHOMES

Brighton Marina Village  
Brighton BN2

£178,000  
Leisure mooring





## Brighton Marina Village Brighton BN2

Write Get ready for a lifestyle on the water with the fabulous new M350 Series! This new contemporary craft enjoys a spacious open plan living/kitchen area leading onto the good sized deck for alfresco dining.

The double bedroom benefits from fitted storage and access to a further deck and there is a full shower room. The living area delights in its brightness with windows to each side and double doors opening to the spacious deck allowing light and air to flow through. The engineered wood floor provides durability and

enhances the contemporary ambience along with recessed spot lighting and stainless steel fittings.

With stylish fitted units the kitchenette is compact but designed with everything you need. There is a gas hob with an extractor hood, integrated fridge and electric oven. Work tops with matching upstands and stainless steel sink with mixer tap.

The bedroom continues with the contemporary theme with the gorgeous engineered wood floors complimented with recessed spot lights







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and stainless steel fittings and fitted storage. With picture windows and a door leading to a further deck this truly is a perfect spot to take in the serenity of the water.

The shower room is of good proportion with the suite comprising of the shower cubicle with glazed door, hand basin with mixer tap, low level WC and chrome heated towel rack. Recessed ceiling lights and engineered wood floor.

The boats benefit from mains drainage to take care of the foul waste. Gas is provided by means

of a bottle and electric is supplied via hook up to a meter point. There is a large hot water tank on board and wall mounted panel heaters. All walls are plastered and the crafts are insulated meeting U values building regulations. The doors and windows are double glazed and the warranties are as follows:

- 12 month defects period
- 20 year design life on structure
- 10 year design life on pontoons
- 10 year design life on cladding

### KEY FEATURES

**New one bedroom houseboat**

**Deck for al fresco dining**

**Spacious open plan living and kitchen area**

**Full shower room**

**Contemporary bedroom with further deck**

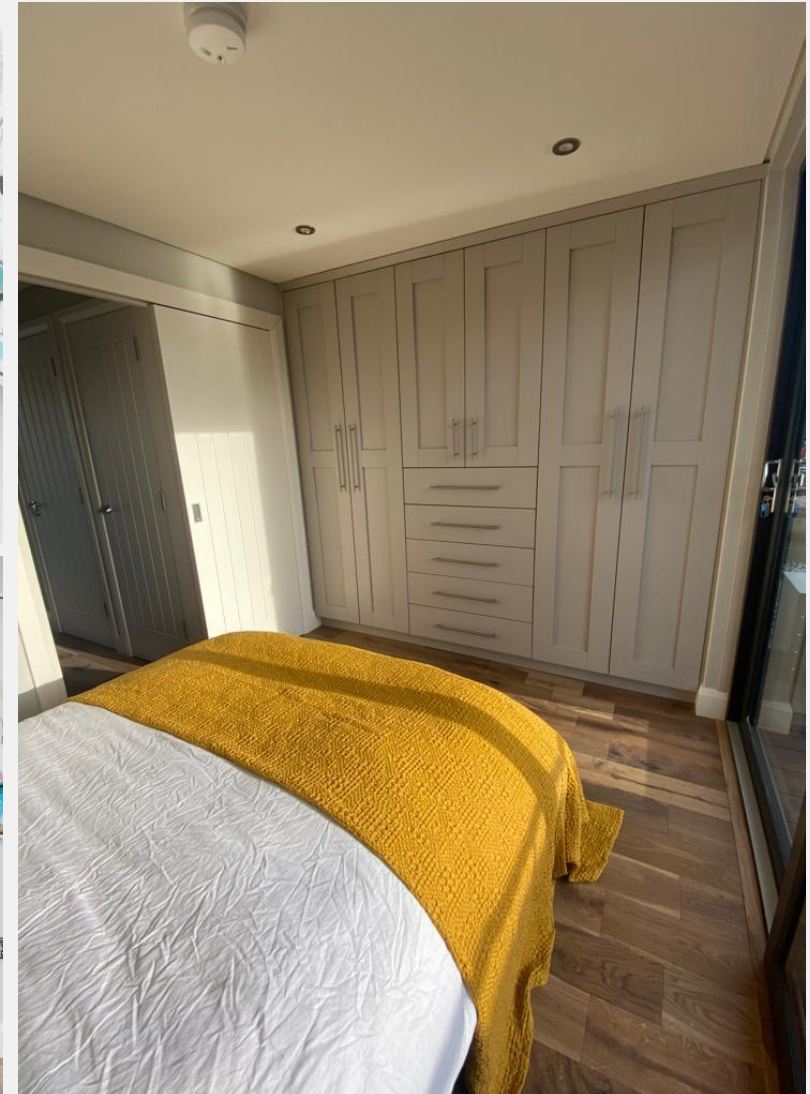
**Mains drainage**

**Bottled gas**

**Electric hook up**

**Warranties:**

- 12 month defects period
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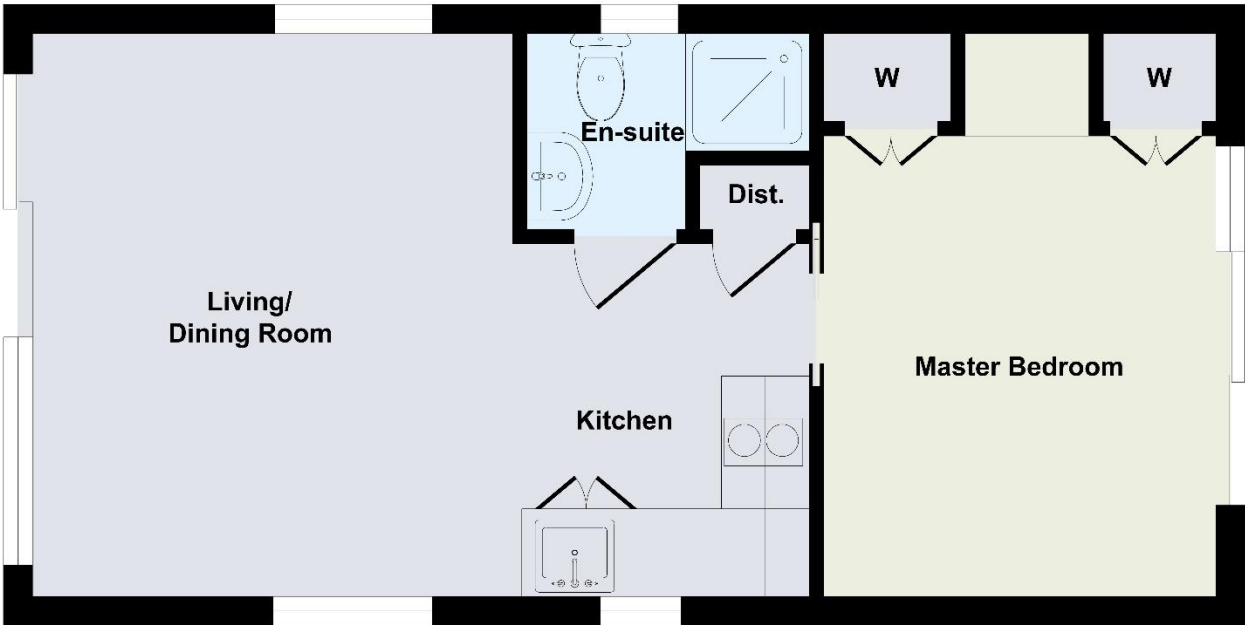
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KEY INFORMATION

- Local authority: Brighton & Hove
- Internal area: 335 sq. ft. / 31.16 sq. m.
- No. of bedrooms: 1
- Mooring charge: £9,222 approx. per annum



Floor Plan  
Approximate Floor Area  
335 sq. ft  
(31.16 sq. m)

Approx. Gross Internal Floor Area 335 sq. ft / 31.16 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.







