

Paul Bott & Co



- Exceptional Four Bedroom Family Home

- Located In The Highly Sought After Brighton Marina

31 Trafalgar Gate, The Strand, Brighton Marina Village, BN2 5U0 offers In Excess Of £1,250,000

A truly exquisite, four-bedroom family home, located in the highly sought after Brighton Marina. Sympathetically renovated throughout, this beautiful property has been finished to an outstanding standard. A large sitting room, excellent fitted kitchen and dining area with views across the water at the rear. The property further boasts four large double bedrooms, two ensembles, a family shower room, home office, east and west facing balconies, downstairs cloakroom and waterfront terrace accessing a private jetty. This property personifies style, substance and seafront living, not to mention benefitting from the abundance of amenities Brighton Marina has to



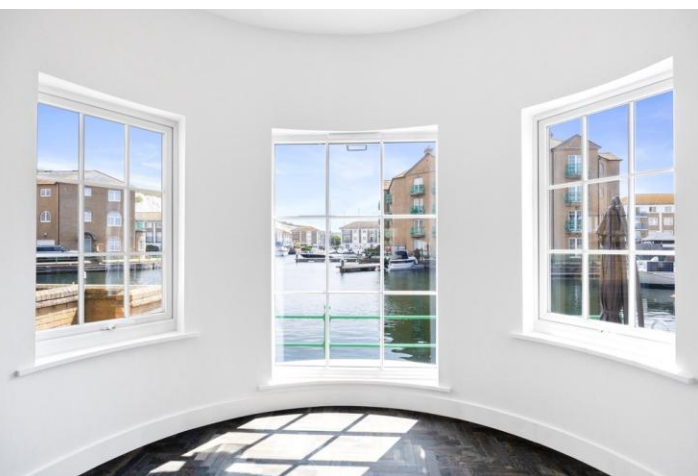
Property Description

Leading through the private gates of Trafalgar Gate, you find the private parking located at the front of the property. Once inside, you are met by a large entrance hall and beautiful staircase, with high ceilings and neutral decor. Solid oak parquet flooring runs underfoot throughout the entirety of the ground floor. The large extended sitting room features a light filled bay window and a centre piece electric log burner fireplace. The kitchen has been created to be the very heart of this home. A bespoke, solid wood kitchen has been designed and installed to give a sympathetic, yet high end finish, coupled beautifully with solid bronze handles and latches. An abundance of storage options, high end fitted appliances, including Quooker boiling tap, large pantry cupboard and Quartz worktop, perfectly complement the handmade Moroccan tiles to the splashback. Another light filled east facing window overlooks the private terrace, as doors lead you out, perfect for eating and entertaining beside the water. The Ground floor also benefits from a utility space, as well as a downstairs cloakroom, which has been fitted with further handmade Moroccan tiles underfoot and Carrara Marble vanity and wall tiles.

The first floor leads to the home office with natural light flooding through the doorway leading to an east facing balcony. The Master bedroom is an excellent, large double room with ample storage as well as air conditioning and its own private balcony to the front. A large Ensuite has been designed to give a full spa feel, with walk in shower, a beautiful, oversized stone bathtub, smart bidet toilet, wall hung double stone basin and feature lighting. Underfloor heating has been installed, to add to the luxurious feel, along with heated towel rails and brass fittings. The second well proportioned bedroom has views across the water and a bank of wardrobes and drawers with solid bronze handles.

The second floor has been finished to the same





exceptional standard, with two further very large double bedrooms. To the rear, an east facing bedroom with stunning views across the water below and along the cliffs towards Roedean and beyond. To the front, facing west a large double bedroom, acting almost as a second master, with private en-suite, featuring a walk-in shower, wash basin, W/C, radiant panel heating and heated towel rail. Both rooms also benefit from large, walk in wardrobes, with a mirrored wall, hanging rails and built in shelves. A third shower room, with wash basin and W/C has also been included, a must for family life and guests.

Every single aspect of this property has been thoughtfully considered and makes for a fabulous home. With parking for two to three cars, waterside terrace, 10m private jetty, gated access, this property is simply a must see.



Approximate Gross Internal Area
1996 sq ft / 185.45 sq m

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This plan for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass before making any decisions upon them.

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