



## Collingwood Court

Brighton Marina Village, BN2 5WJ

- Two bedroom apartment with views towards inner harbour
- Living/dining room with balcony, fully fitted kitchen
- Fitted wardrobes to both bedrooms, en-suite and bathroom
- Courtyard parking space and lease extended

**O.I.R.O £305,000**  
**Leasehold**

EPC Rating : B

**H<sub>2</sub>O**  
**HOMES**



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 (London Victoria 54 mins). A wealth of waterfront cafés, restaurants and year-round events creates a buzzing vibe, while other leisure facilities include a multi screen Cinema, Bowlplex, Casino and David Lloyd Health Club. The marina also benefits from a large 24 hour supermarket, and most importantly the assurance of a round the clock security team backed up by experienced onsite management.

This well presented 2 bedroom apartment sits nicely overlooking the inner harbour with peaceful water views. The living/dining room is a perfect spot to relax and take in those views and has access to the balcony. The kitchen is fully fitted and well equipped with all appliances included and benefits from a newly fitted gas combination boiler. There is lots of storage to be found in the main bedroom with the nicely fitted wardrobes and has a useful en-suite shower room. There is a good sized 2nd bedroom, again with fitted single wardrobes with access to the main bathroom. The property benefits from an extended lease and comes with an allocated parking space within the courtyard.

#### ENTRY

Communal ground floor entrance with security entry system. Stairs to 2nd floor and individual door to apartment.

#### ENTRANCE HALL

Security entry phone. Cloaks cupboard housing electricity distribution box, gas meter and shelf. Smoke alarm. Radiator. Ceiling light. Coved ceiling. Telephone point. Power point. Wood floor.

#### KITCHEN

10' 6" x 5' 10" (3.2m x 1.78m)  
South facing window overlooking courtyard. Roller blind. Fitted kitchen comprising Indesit electric oven with Whirlpool 4 ring gas hob and extractor hood over. Zanussi washer/dryer. Freestanding Blomberg fridge/freezer and Beko dishwasher. 1½ stainless steel sink unit with mixer tap and single drainer. Vaillant combi boiler Worktop with tiled splash backs and range of fitted cupboards over and under. Under unit lighting. Power points. Radiator. Ceiling light. Ceramic tiled floor.



### LIVING/DINING ROOM

17' 10" x 12' 3" (5.44m x 3.73m)

Glazed double doors with views towards the inner harbour and giving access to balcony. High level window. Curtain pole and curtains. Central heating thermostat. Power points. Satellite/TV point. 2 radiators. Coved ceiling. 2 ceiling lights. Wood floor.

### BALCONY

Views towards the inner harbour. Painted balustrades and exterior light.

### BEDROOM ONE

19' 6" x 9' 10" (5.94m x 3m)

With views towards the inner harbour. Curtain pole and curtains. Fitted double wardrobes with part mirrored doors and over bed cupboards. Radiator. Satellite TV point. Power points. 2 ceiling lights. Fitted carpet.

### EN-SUITE SHOWER ROOM

Part tiled. Glazed shower cubicle with chrome shower. Hand basin with mixer tap. Mirrored bathroom cabinet with striplight/shaver point over. Low level WC. Radiator. Extractor fan. Ceiling light. Ceramic tiled floor.

### BEDROOM TWO

12' 9" x 8' 2" (3.89m x 2.49m)

South facing window with views over courtyard. Roller blind, curtain pole and curtains. 2 fitted single wardrobes with part mirrored doors. Airing cupboard with slatted shelf. Radiator. Power points. Ceiling light. Fitted carpet.

### BATHROOM

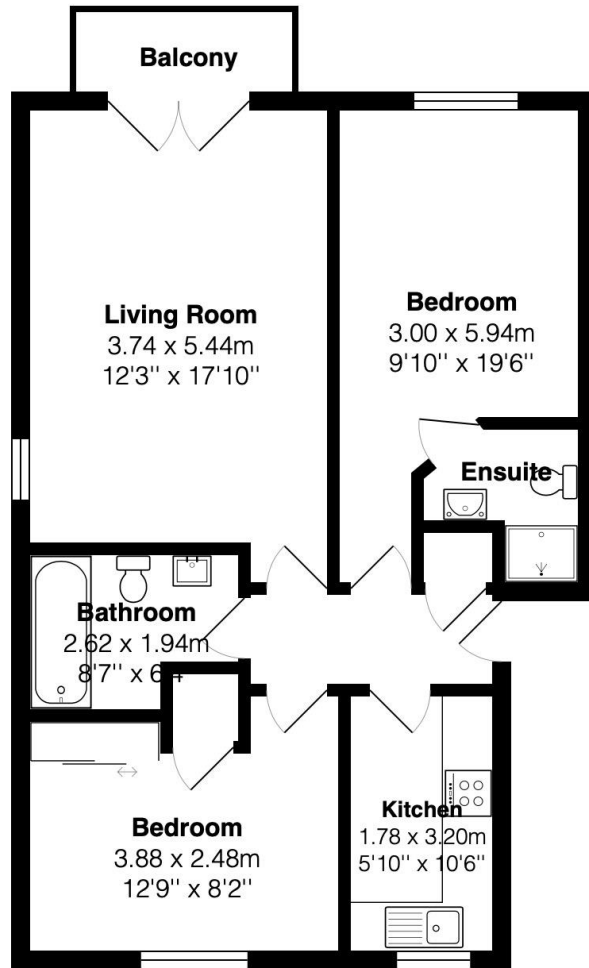
8' 7" x 6' 4" (2.62m x 1.93m)

Part tiled. High level window. Panelled bath with hand held shower and mixer tap. Shower curtain and pole. Hand basin with mixer tap. Wall mounted mirror with striplight/shaver point over. Low level WC. Radiator. Ceiling light. Extractor fan. Ceramic tiled floor.

### PARKING

Allocated within the courtyard.





**Second Floor**

Area: 68.0 m<sup>2</sup> ... 732 ft<sup>2</sup>

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

**TENURE**

Leasehold – 131 years remaining

**SERVICE CHARGE**

£3,317.60 (2024) to include ground rent, service charge, buildings insurance and reserve fund.

**LOCAL AUTHORITY**

Brighton & Hove City Council

**COUNCIL TAX BAND**

Tax band - D

**OFFICE**

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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