



## Trafalgar Gate

Brighton Marina Village, BN2 5UY

- Well presented 4 bedroom townhouse with large wraparound patio
- Fitted kitchen, separate dining room and living room with balcony
- Refurbished en-suite bath/shower rooms and further family bathroom
- Cloakroom, garage and 10m mooring
- Parking for upto 3 cars, scope to improve

**O.I.R.O £1,100,000**

**Freehold**

EPC Rating : D

**H2O  
HOMES**





A rare opportunity has arisen to acquire this 4 bedroom end of terrace townhouse with its own private mooring and scope to improve if desired! Located on the securely gated Trafalgar Gate, an estate of just 33 houses, this recently redecorated home offers spacious accommodation over 3 levels with a super wraparound patio, parking for upto 3 cars in addition to the large single garage. Upon entry to there is a useful cloakroom and a sweeping staircase leading to the upper floors. Double doors lead you into the separate dining room and adjacent is the kitchen/breakfast room with access to the patio and garage, however these 2 rooms could be combined to create a magnificent open plan kitchen/dining room overlooking the water. On the first floor the bright and airy living room with a cosy gas fire and access to the balcony to enjoy the views towards the inner harbour. Also on this floor the main bedroom delights with super views directly over the tranquil waters and benefits from a spacious refurbished en-suite bathroom. Onto the second floor where the guest bedroom enjoys those all important views with lots of fitted storage and access to a refurbished shower room. There are 2 further bedrooms and the refurbished family bathroom.

#### APPROACH

The property is approached via security gates at the entrance to the private Trafalgar Gate estate.

#### ENTRY

Paved forecourt and driveway to garage. Path to front entrance. Exterior light. Entrance porch with light. Gate to rear patio garden.

#### ENTRANCE HALL

Video security entry phone. Radiator. Stairs to first floor with 2 wall lights and newly fitted carpet. Decorative coved ceiling. Ceiling light point. Wood floor.

#### CLOAKROOM

Arch frosted glass window. Curtain track and curtains. Hand basin with mixer tap set on vanity unit. Low level WC with concealed cistern. Radiator. Ceiling light. Wood floor.

#### KITCHEN/BREAKFAST ROOM

14' 10" x 8' 2" (4.52m x 2.49m) Irregular shape. Arched East facing window with direct water views. Roman blind. Further Easterly facing window overlooking patio garden. Fully fitted kitchen comprising Neff electric oven, 5 ring ceramic hob with Bosch chimney style extractor hood over. Integrated Neff microwave/convection oven Integrated Gaggenu fridge, freezer and dishwasher. 1½ composite sink with mixer tap and drainer. Extensive range of wall and base units. Work tops and tiled splashbacks. Under unit lighting Skirting heater. TV point. Telephone point. Power points. 2 ceiling lights. Wood floor.

Utility area: Door to patio garden and private mooring. Fitted wall and base units. Vaillant gas fired boiler. Composite sink with mixer tap. Worktop with tiled splashback. Plumbing for washing machine. Radiator. Power points. Coved ceiling. Ceiling light. Access to garage.

#### DINING ROOM

13' 11" x 11' 10" (4.24m x 3.61m) Easterly facing feature bay windows with views towards the inner harbour and further arched window. Curtain tracks and curtains. Radiator. TV point. Power points. 2 ceiling lights. 4 wall lights. Wood floor.

#### FIRST FLOOR LANDING

Westley facing arched window. Power points. Security video entry phone. Smoke alarm. Radiator. Stairs to second floor with 3 wall lights and new fitted carpet. Coved ceiling.

### LIVING ROOM

13' 11" x 11' 10" (4.24m x 3.61m) 2 arched windows with curtain poles and voile curtains. Gas fire with marble hearth. Telephone point. TV point. Power points. 2 radiators. Decorative coved ceiling. 2 ceiling light points. Fitted carpet. Arched door with curtain pole and voile curtains to balcony.

### BALCONY

With views towards the inner harbour. Painted balustrade.

### MAIN BEDROOM

15' 4" x 11' 10" (4.67m x 3.61m) East facing arched window and door to Juliette balcony with direct views over inner harbour. Curtain pole and curtain. Range of fitted wardrobes. Contemporary radiator. TV point. Power points. Coved ceiling. 2 ceiling light points. Fitted carpet.

### BALCONY

East facing Juliette style with direct views over the inner harbour. Painted balustrade.

### EN-SUITE BATHROOM

12' 11" x 11' 6" (3.94m x 3.51m) Arched window with frosted glass. Fully tiled. Contemporary suite comprising large corner shower cubicle with glazed sliding door. Bath with mixer tap and further hand held shower attachment. Low level WC with concealed cistern. 2 wash hand basin with mixer tap set on vanity units. Large wall mirror with 2 wall lights over. Shaver point. Chrome heated towel rail. 2 ceiling lights. Extractor fan. Wood effect floor.

### SECOND FLOOR LANDING

Stairs from first floor with new fitted carpet and 3 wall lights. Westerly facing window. Airing cupboard with Andrews boiler and slatted shelves. Radiator. Power points. Coved ceiling. 2 ceiling lights.

### GUEST BEDROOM

16' 4" x 9' 9" (4.98m x 2.97m) East facing window with views directly over the inner harbour. Range of fitted wardrobes. Radiator. TV point. Telephone point. Hatch to lit loft with drop down ladder. Coved ceiling. 2 ceiling lights. Fitted carpet.

### EN-SUITE SHOWER ROOM

Fully tiled. Contemporary suite comprising shower cubicle with rain shower head, further hand held attachment and glazed door. Low-level WC with concealed cistern. Hand basin with mixer tap set on vanity unit. Wall mounted mirror with light. Glass display shelves. Shaver point. Chrome heated towel rail. Ceiling light. Extractor fan. Wood effect floor.

### BEDROOM 3

13' 10" x 9' 9" (4.22m x 2.97m) Dual aspect. 2 windows with curtain tracks and curtains. Fitted triple wardrobe. Radiator. TV point. Telephone point. Power points. Coved ceiling. Ceiling light. New fitted carpet.

### BEDROOM 4

13' 10" x 12' 11" (4.22m x 3.94m) Irregular shape. Easterly facing window with views towards the inner harbour. Fitted venetian blind. Power points. Radiator. Telephone point. Coved ceiling. Ceiling light. New fitted carpet.

### FAMILY BATHROOM

9' 7" x 6' 9" (2.92m x 2.06m) Frosted glazed windows. Fully tiled. Contemporary suite comprising 'P' shaped bath with mixer tap. Wall mounted rain shower head, further hand held attachment and glazed screen. Low level WC with concealed cistern. Hand basin with mixer tap set on vanity unit. Mirrored bathroom cabinet with integral lighting. Chrome heated towel rail. Extractor fan. 2 ceiling lights. Wood effect floor.



## PATIO

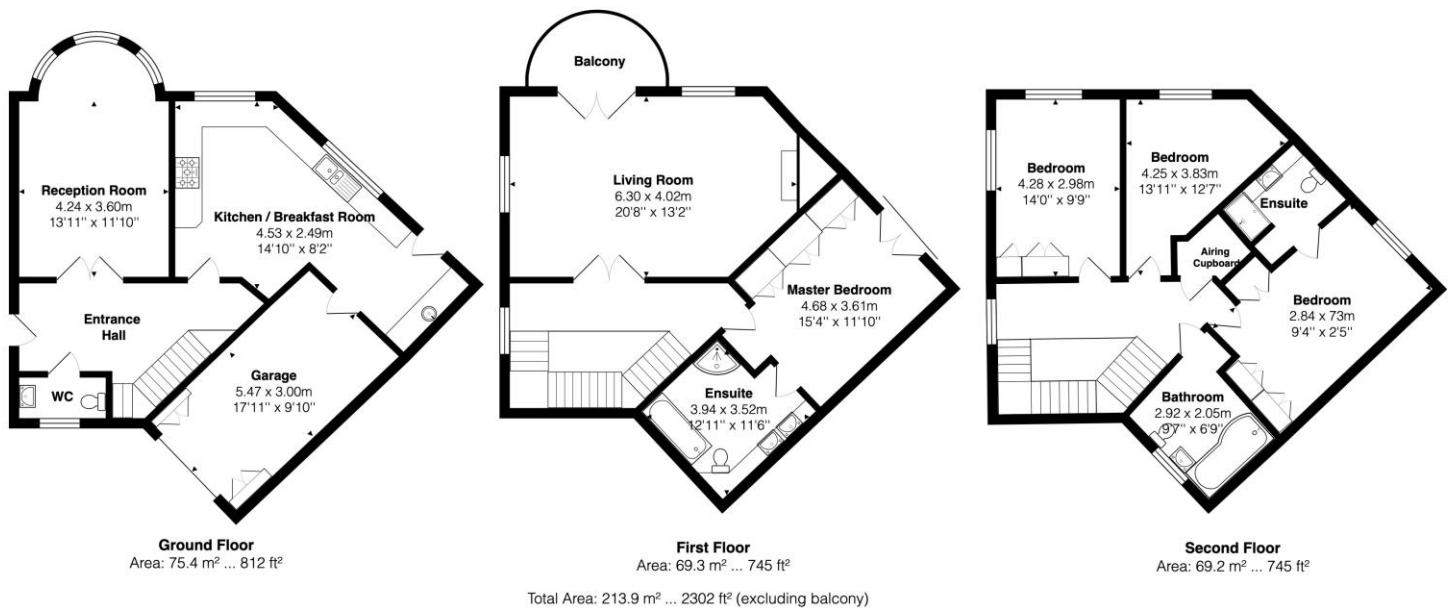
Large wraparound paved patio with railings at the water's edge. Access to pontoon. External power supplies plus separate supply to berth. Fresh water tap. Exterior lights.

## MOORING

10 metre pontoon. Annual mooring fees charged at 15% discount on standard marina rate.

## GARAGE

13' 9" x 13' 1" (4.19m x 3.99m) With sectional up and over remote control door. Power points. High level storage. Cupboards housing electrical distribution box and gas meter. 2 striplights.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## SERVICE CHARGE

£2,397.30 (2024) to include ground rent, service charge and reserve fund.

## TENURE

Freehold

## LOCAL AUTHORITY

Brighton & Hove

## COUNCIL TAX BAND

Tax band G

## OFFICE

34 Waterfront, Brighton Marina Village,  
Brighton, East Sussex, BN2 5WA

Tel: 01273 688 448

brighton@h2ohomes.co.uk  
www.h2ohomes.co.uk

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