



Trafalgar Gate

Brighton Marina Village, BN2 5UY

£1,100,000 Freehold

EPC Rating : C

- Spacious 4 double bedroom family home
- Kitchen, dining room, drawing room, study
- 2 en-suites & dressing rooms, bathroom with sauna
- Utility, cloakroom, garage, parking & 12m mooring

H₂O
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 supermarket, and most importantly the assurance of a round the clock security team backed up by experienced onsite management.

Coming to the market for the first time in over 27 years this much loved family home offers spacious accommodation with views over the water from all the principle rooms and comes with a private 12m mooring. Being one of only 5 of this design the welcoming large entrance hall instinctively draws you to the fabulous dining room with peaceful waterside views and French doors leading to the patio. With the kitchen being partially open plan to the dining room these two rooms combine perfectly for entertaining! Additionally on the ground floor there is a South facing study, cloakroom, access to the garage and a very useful utility room. Upon the first floor double doors greet you to the elegant drawing room exuding charm and character overlooking the restful inner waters with access to the balcony. The delightful main bedroom suite enjoys a South facing aspect with views directly over the inner harbour with a wonderful balcony to soak up the sun along with a dressing room and large en-suite bathroom. On the second floor there is a spacious guest suite also with a dressing room and full en-suite shower room, a further two double bedrooms and family bathroom with the luxury of a sauna. To the front of the property there is parking for 2/3 cars in addition to the garage.

APPROACH

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

ENTRY

With paved forecourt and driveway to garage. Path to front entrance. Exterior lantern.

ENTRANCE HALL

20' 1" x 10' 5" (6.12m x 3.18m) Video security entry phone. Telephone point. Power points. Radiator. Decorative covered ceiling. 2 ceiling lights. Stairs to first floor. Fitted carpet.

CLOAKROOM

Part tiled. Wash hand basin with mixer tap and vanity unit under. Low level WC. Radiator. Extractor fan. Ceiling light and wall light. Fitted carpet.

STUDY

10'8" x 9'1" (3.26m x 2.76m)

South facing bow window with fine views over the inner harbour. Telephone point. Power points. Radiator. Covered ceiling. Ceiling light and wall light. Fitted carpet.

KITCHEN

14' 7" x 10' 4" (4.44m x 3.15m) Arched window with views directly over the inner waters. Fully fitted kitchen with a range of appliances comprising Neff 4 ring electric hob with stainless steel chimney style extractor hood over. Fan assisted Neff and Beko electric ovens. Space for undercounter fridge, freezer and dishwasher. 1½ sink and drainer with mixer tap. Range of fitted wall and base units. Concealed under unit lighting. Worktops with tiled splashbacks. Power points. Telephone point. Coved ceiling. Recessed ceiling lights. Smoke alarm. Ceramic tiled floor.

DINING ROOM

18' 2" x 12' 2" (5.54m x 3.71m) Bay windows and French doors with peaceful views over the inner waters. Power points. Radiator. Coved ceiling. Two ceiling lights with decorative ceiling roses. Three wall lights. Fitted carpet.

FIRST FLOOR LANDING

Power points. South facing window with views over the inner harbour. Security video entry phone. Radiator. Decorative covered ceiling. Two wall lights. Stairs to second floor. Fitted carpet.

DRAWING ROOM

19' 7" x 14' 9" (5.97m x 4.5m) Panelled double doors. Arched window with views over the inner waters. Adam style fireplace with marble hearth and surround. Coal effect gas fire. TV point. Telephone point. Power points. Two radiators. Decorative coved ceiling. Two ceiling lights with decorative ceiling roses. Fitted carpet. Glazed door to balcony.

BALCONY

With views directly over the inner waters. Painted balustrade. Exterior lantern.

MAIN BEDROOM

18' 4" x 14' 9" (5.59m x 4.5m) Glazed door to South facing balcony and arched window with super views over the inner harbour. TV point. Telephone point. Power points. Two radiators. Coved ceiling. 2 ceiling lights. Fitted carpet.

BALCONY

South facing with direct inner harbour views. Painted balustrade.

DRESSING ROOM

10' 2" x 5' 7" (3.1m x 1.7m) Mirror fronted wardrobes and high level cupboards. Coved ceiling. Ceiling light. Fitted carpet.

EN-SUITE BATHROOM

10' 2" x 6' 8" (3.1m x 2.03m) Part tiled. Frosted glazed arch window. Corner bath with mixer tap and handheld shower attachment. Corner shower cubicle with Aqualisa shower. Paired wash hand basins with mixer taps and vanity units under. Shaverpoint over. Low level WC and matching bidet. Heated towel rail. Two ceiling lights. Fitted carpet.

SECOND FLOOR LANDING

South facing window with inner harbour views. Radiator. Airing cupboard housing hot water tank and slatted shelves. Decorative coved ceiling. Ceiling light and four wall lights. Power points. Fitted carpet.

BEDROOM TWO

10' 8" x 10' 1" (3.25m x 3.07m) Window with views over the inner waters. Radiator. TV point. Telephone point. Power points. Coved ceiling. Ceiling light. Fitted carpet.

DRESSING ROOM

11' 10" x 9' 2" (3.61m x 2.79m) Two double fitted wardrobes. Coved ceiling. Ceiling light. Fitted carpet.

EN-SUITE SHOWER ROOM

7' 9" x 7' 1" (2.36m x 2.16m) Part tiled. South facing window with frosted glass. Corner shower cubicle with Aqualisa shower. Wash hand basin with mixer tap and vanity unit under. Shaverpoint. Wall light. Low level WC with concealed cistern and matching bidet. Heated towel rail. Ceiling light. Fitted carpet.

BEDROOM THREE

14' 9" x 10' 10" (4.5m x 3.3m) Window with views over the inner waters. Triple fitted wardrobe and matching dressing table. TV point. Radiator. Power points. Coved ceiling. Two ceiling lights. Access to loft. Fitted carpet.

BEDROOM FOUR

10' 8" x 9' 4" (3.25m x 2.84m) Window with views over the inner waters. Double fitted wardrobe. TV point. Power points. Coved ceiling. Ceiling light. Radiator. Fitted carpet.

BATHROOM

Part tiled. South facing window with frosted glass. Panelled bath with mixer tap and hand held shower attachment. Shower screen. Wash hand basin with mixer tap set into vanity unit. Shaverpoint. Low level WC and matching bidet. Nordic pine sauna. Heated towel rail. Two ceiling lights. Fitted carpet.



GARAGE

18' 8" x 10' 3" (5.69m x 3.12m) Integral garage with powered and electronically controlled up and over door. Utility cupboards housing electricity control boxes and gas meter. Power points. Fluorescent ceiling lights. Door to:-

UTILITY ROOM

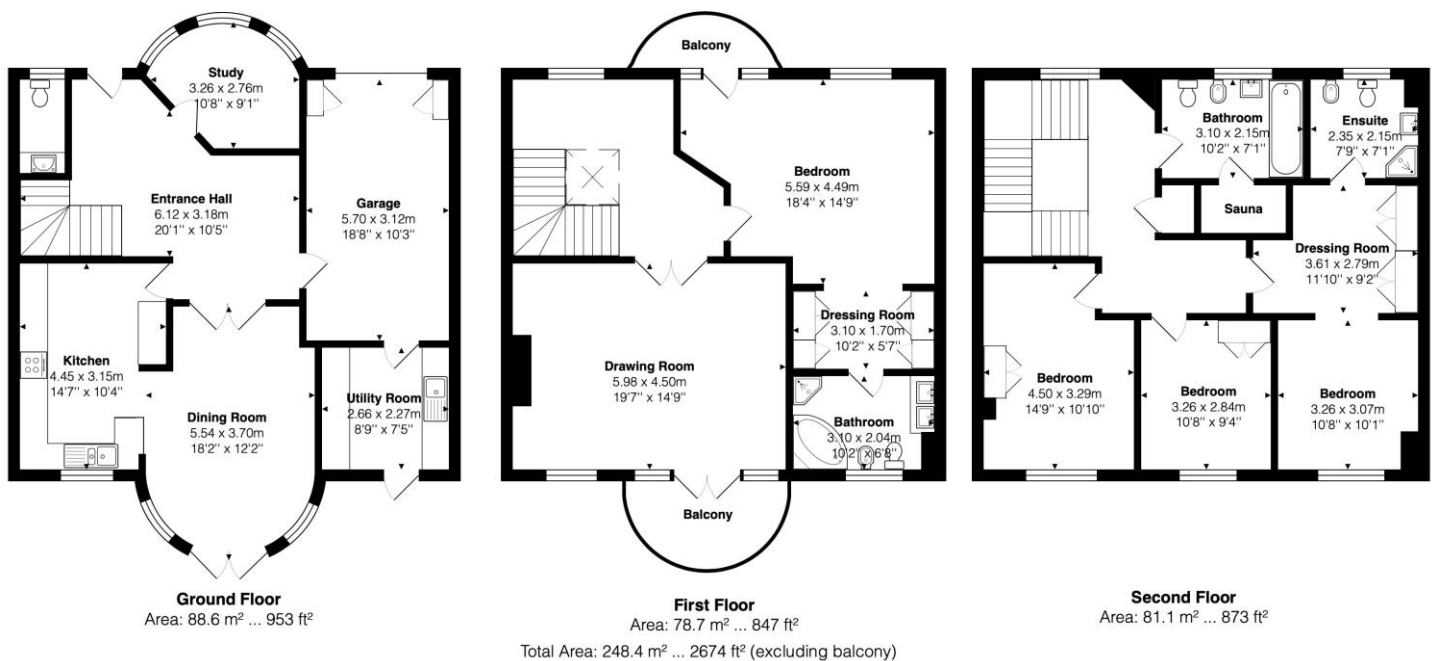
8' 9" x 7' 5" (2.67m x 2.26m) Range of wall and base units. Concealed Vaillant gas fired boiler. Sink with mixer tap. Central heating timer control. Worktops with tiled splashbacks. Power points. Glazed door to patio. Ceiling light. Ceramic tiled floor.

PATIO

Laid to paving with railings at waters edge. Access to pontoon berth. External power supply plus separate power supply to berth. Fresh water tap. Two exterior lanterns.

MOORING

12 metre pontoon berth. Annual mooring fees are charged at 15% discount on standard marina rate.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

SERVICE CHARGE

£2,731.53 per annum (2024) to include nominal ground rent, service charge, insurance and reserve fund.

TENURE

Freehold

COUNCIL TAX BAND

Tax band G

LOCAL AUTHORITY

Brighton & Hove City Council

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