



Trafalgar Gate

Brighton Marina Village, BN2 5UY

£1,300,000 Freehold

EPC Rating : C

- Beautifully modernised 4 bedroom townhouse with triple aspect
- Kitchen/breakfast room, separate dining room, drawing room
- En-suite bathroom and shower room with sauna
- Balcony, cloakroom, utility and store room
- Wraparound waterside patio, parking for 2-3 cars, private mooring

H2O
HOMES



From sunrise to sunset this beautifully positioned 4 bedroom townhouse set in the securely gated Trafalgar Gate is simply flooded with light due to its enviable triple aspect and is surrounded by the peaceful waters of the inner harbour. Furthermore, this charming property has been subject to an extensive modernisation but manages to cleverly maintain a classically elegant ambience. Upon entry the welcoming hallway, with its sweeping staircase, gently guides you to the both the separate dining room and kitchen/breakfast room. The pleasing dining room is bright and airy, perfect for entertaining, with bowed double doors leading onto the wraparound waterside patio. The spacious kitchen/breakfast room has been thoughtfully designed and is fitted with quality 'Hacker' units and built in Miele appliances. Composite marble effect worktops and concealed ambient mood lighting just adding to the luxury finishing touches! Further on this level there is access to the utility room, store room and cloakroom. Moving up to the first floor the restful drawing room is awash with light and fine views over the water with access to the balcony but is equally appealing for when the nights draw in with a gas fire to provide cosy warmth and glow. The principle suite enjoys direct water views, deep built in storage and a stunning en-suite bathroom. Onto the second floor where a further 3 bedrooms are located, each benefitting with fabulous water views and a gorgeous family shower room with a sauna. Outside the wraparound patio has smartly zoned seating areas as to not miss an ounce of sunshine whether it be for breakfast, lunch or evening meal, ideal for entertaining anytime of day! There is parking for 2-3 cars and private 10m mooring.

APPROACH

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

ENTRY

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

ENTRANCE HALL

Video security entry phone. Contemporary radiator. Stairs with fitted carpet to first floor with 2 wall lights. Coved ceiling. Ceiling light point. Solid wood floor.

CLOAKROOM

Northeast facing arch frosted glass window. Contemporary hand basin with mixer tap set on vanity unit. 2 wall lights over. Low level WC. Chrome heated towel rail. Ceiling light. Ceramic tiled floor.

KITCHEN/BREAKFAST ROOM

20' 4" x 15' 10" (6.2m x 4.83m)

Kitchen : Fully fitted kitchen comprising stainless steel Miele electric oven, steam oven, microwave and coffee machine. Miele 4 ring induction ceramic hob with chimney style extractor hood over. Integrated Miele fridge and freezer and dishwasher. Underslung stainless steel sink marble drainer. Extensive range of wall and base units with composite marble effect work tops and upstands. Under unit spotlights. Power points. West window and patio door leading to waterside patio. Recessed LED ceiling lights and concealed cove mood lighting. Ceramic tiled floor.

Breakfast area : Southwest facing window with waterside views. 2 contemporary radiators. Recessed ceiling lights, ceiling light and concealed cove mood lighting. Solid wood floor.



UTILITY ROOM

9' 10" x 8' 4" (3m x 2.54m)

Fitted wall and base units. Under unit lighting. Gledhill hot water tank. Stainless steel sink with mixer tap. 'Insinkerator' waste disposal unit and drainer. Plumbing for washing machine and space for tumble dryer. Power points. Coved ceiling. Recessed ceiling lights. Ceramic tiled floor. Access to store room.

STORE ROOM

4' 3" x 2' 7" (1.3m x 0.79m) With up and over door. Shelving and power points. Cupboards housing utility meters. Light.

DINING ROOM

19' 4" x 11' 10" (5.89m x 3.61m)

Southwest facing bow double doors leading to patio garden. Further Southeast and Southwest facing windows with waterside views. 2 contemporary radiators. Power points. Coved ceiling. Ceiling light point, recessed lights and 4 wall lights. Wood floor.

FIRST FLOOR LANDING

Southeast facing arched window with waterside views. Power points. Security video entry phone. 2 contemporary radiators. Stairs with fitted carpet to second floor with 2 wall lights. Coved ceiling. Recessed ceiling lights. Solid wood floor.

DRAWING ROOM

20' 8" x 13' 2" (6.3m x 4.01m)

Lovely spacious room with Southeast and Southwest arched windows providing panoramic inner harbour views. Feature living flame gas fire with slate hearth and marble surround. Power points. 2 contemporary radiators. Stunning decorative plaster cornice. 2 ceiling light points, recessed lights and 4 wall lights. Wood flooring. Southwest facing arched door to balcony.



BALCONY

With fine views over the inner harbour. Painted balustrade. Exterior light.

PRINCIPLE BEDROOM

15' 4" x 11' 10" (4.67m x 3.61m)

West facing arched window and door to Juliette balcony with direct views over inner harbour. Range of fitted storage with recessed lighting. 2 contemporary radiators. Power points. Coved ceiling. Recessed ceiling lights. Wood floor.

BALCONY

West facing Juliette style with fine views over the inner harbour. Painted balustrade.

EN-SUITE BATHROOM

12' 11" x 11' 6" (3.94m x 3.51m)

East facing arched window with waterside views. Contemporary suite comprising large walk in shower with rain shower head, further hand held shower attachment and glazed screen. Feature freestanding bath with mixer tap and hand held shower attachment. Hand basin with mixer tap set on free standing vanity unit. Low level WC with concealed cistern. Mirrored bathroom cabinet and inset shelving. Shaver point. Chrome heated towel rail. Recessed ceiling lights. Extractor fan. Limestone tiled floor with under floor heating.

SECOND FLOOR LANDING

Stairs with fitted carpet and 3 wall lights. Southeast facing window with waterside views. Airing cupboard with fitted shelving. Contemporary radiator. Power points. Coved ceiling. Recessed ceiling lights. Fitted carpet.

BEDROOM TWO

15' 10" x 14' 8" (4.83m x 4.47m)

West facing windows with views directly over the inner harbour. Fitted wardrobes. Contemporary radiator. Coved ceiling. Recessed ceiling lights and 2 wall lights. Access to loft. Fitted carpet.

BEDROOM THREE

14' 9" x 9' 9" (4.5m x 2.97m)

Southeast and Southwest windows with waterside views. TV point. Telephone point. Power points. Coved ceiling. Recessed ceiling lights and 3 wall lights. Fitted carpet.

BEDROOM FOUR

14' 0" x 12' 7" (4.27m x 3.84m)

Irregular shape. Southwest facing window with waterside views. Fitted shelving and cupboards. Contemporary radiator. Power points. Radiator. TV point. Telephone point. Coved ceiling. Recessed ceiling lights and 2 wall lights. Fitted carpet.

SHOWER ROOM

East facing window with waterside views. Contemporary suite comprising large walk in shower with rain shower head, further hand held shower attachment, lit inset shelving and glazed screen. Hand basin with mixer tap set on floating vanity unit. Mirror with integral lighting. Low level WC with concealed cistern. Pine clad sauna. Mirrored bathroom cabinet. Chrome heated towel rail. Recessed ceiling lights. Limestone tiled floor with underfloor heating.

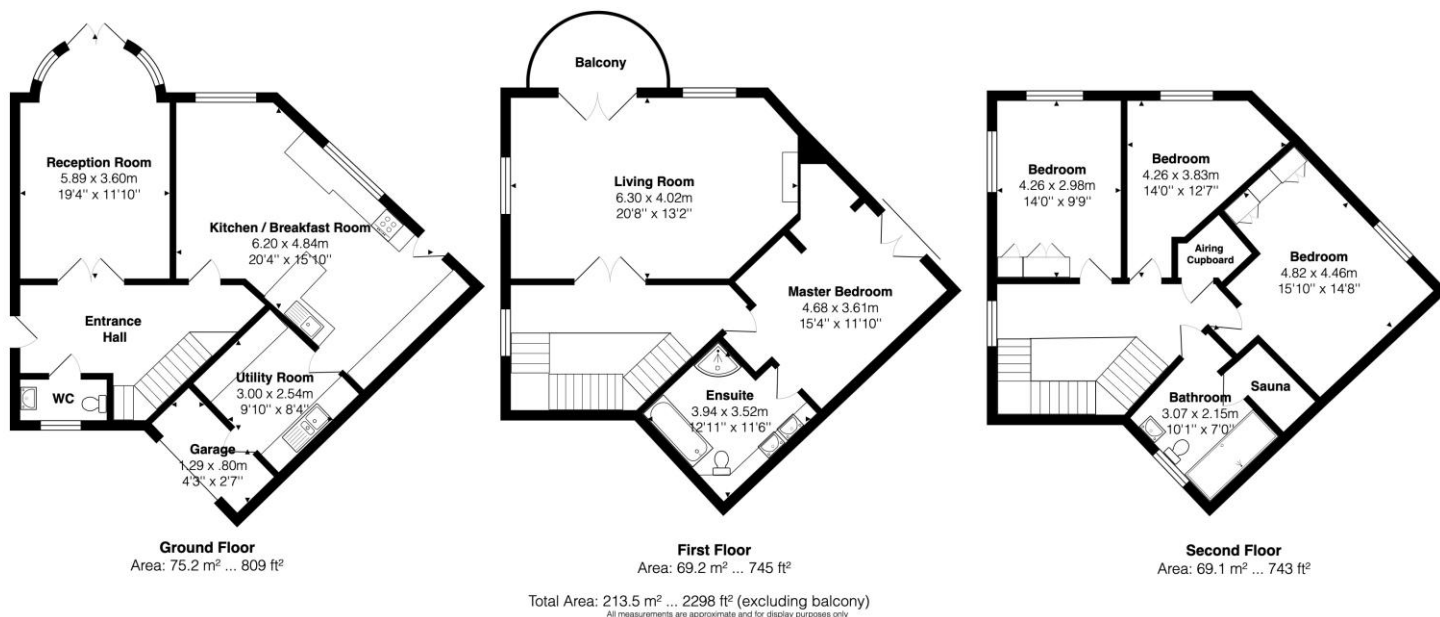


PATIO

Wrapround waterside patio facing 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SERVICE CHARGE

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

TENURE

Freehold

LOCAL AUTHORITY

Brighton & Hove

COUNCIL TAX BAND

Tax band G

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