



## Collingwood Court

Brighton Marina Village, BN2 5WJ

**£365,000** Leasehold

EPC Rating : C

- Well presented, West facing 2 double bedroom apartment
- Living/dining room with West facing balcony
- Fitted kitchen, main bedroom with en-suite shower room
- Bedroom 2, bathroom, parking space & lease extended

**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. 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.

With a favoured West facing aspect this well presented, 2 bedroom apartment affords super views towards the marina's outer harbour. Upon entry there is a deep storage cupboard for all the household essentials and very useful airing cupboard. The welcoming living room affords fabulous views towards the outer harbour and is further enhanced with access to the West facing balcony, the perfect spot for a sundowner! Moving on, the main bedroom equally enjoys those views towards the outer harbour and benefits from fitted bedroom furniture and a convenient en-suite shoe room. The kitchen is well equipped with all you need and the main bedroom benefits from en-suites facilities. There is a further double bedroom and family bathroom. The parking space is allocated within the courtyard and the lease has been extended

## ENTRY

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

## ENTRANCE HALL

Giving access to all rooms. Security entry phone. Smoke alarm. Storage cupboard with light housing electrical distribution box and gas meter. Airing cupboard housing fully insulated hot water tank with immersion heater and slatted shelf. Telephone point. Power point. Coved ceiling. 2 ceiling lights. Radiator. Fitted carpet.

## KITCHEN

10' 5" x 8' 1" (3.18m x 2.46m)

Fitted kitchen comprising Whirlpool oven and gas hob with extractor hood over. Freestanding Bosch fridge. Whirlpool washing machine. 1½ stainless steel sink unit with mixer tap and drainer. Range of fitted cupboards and work surfaces with tiled splashbacks. Glow-worm gas-fired concealed boiler. Radiator. Central heating and hot water control panel. Power points. East facing window. Ceiling light. Vinyl flooring.



### LIVING/DINING ROOM

18' 7" x 11' 6" (5.66m x 3.51m)

West facing French double doors with views towards the outer harbour. Curtain pole and curtains. 2 radiators. Power points. Satellite/TV point. Coved ceiling. 2 ceiling lights. Central heating thermostat. Fitted carpet.

### BALCONY

West facing with fabulous views towards the outer harbour. Exterior light. Painted balustrades.

### BEDROOM ONE

18' 7" x 10' 2" (5.66m x 3.1m)

West facing window with views towards the outer harbour. Fitted venetian blind, curtain pole and curtains. Fitted wardrobes and over bed cupboards. Radiator. TV point. Power points. 2 ceiling lights. Fitted carpet.

### EN-SUITE SHOWER ROOM

White suite comprising tiled shower cubicle with integrated shower and glazed door. Wash hand basin with mixer tap. Glass shelf with striplight/shaver point over. Mirrored bathroom cabinet. Low level WC. Radiator. Extractor fan. Ceiling light. Vinyl floor.



### BEDROOM TWO

11' 11" x 10' 6" (3.63m x 3.2m)

East facing window with venetian blind. Radiator. Telephone point. Power points. Ceiling light. Fitted carpet.

### BATHROOM

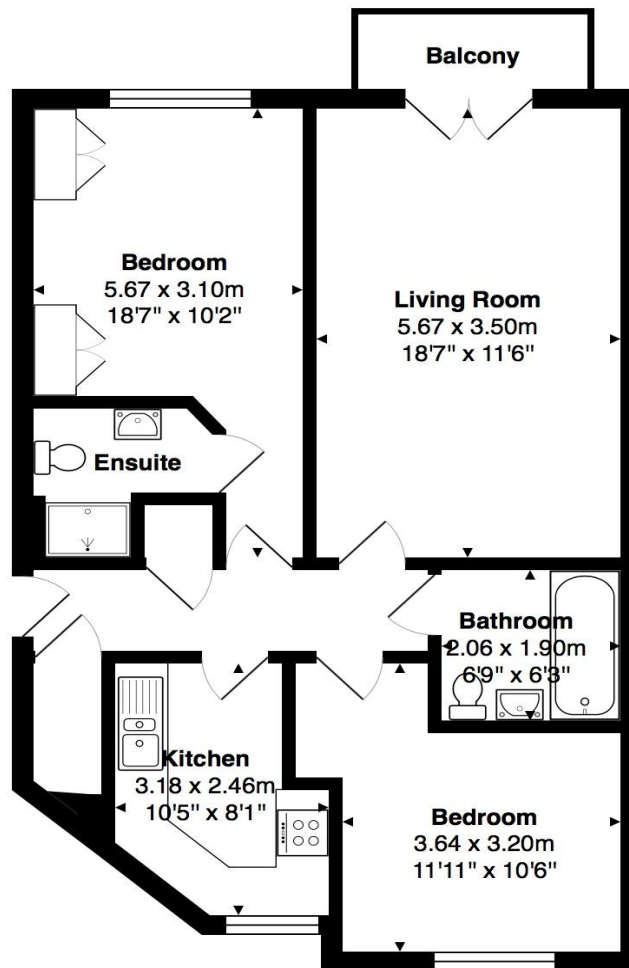
6' 9" x 6' 8" (2.06m x 2.03m)

Part tiled. White suite comprising panelled bath with mixer tap and hand held shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Extractor fan. Ceiling light. Fitted carpet.

### PARKING SPACE

Allocated within the courtyard.





**Second Floor**  
Area: 68.6 m<sup>2</sup> ... 739 ft<sup>2</sup>

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

#### TENURE

Leasehold – 130 years remaining

#### SERVICE CHARGE

£3,438.09 (2025) per annum to include ground rent, service charge, buildings insurance and reserve fund.

#### LOCAL AUTHORITY

Brighton and Hove City Council

#### COUNCIL TAX BAND

Tax band E

#### 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 are 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