



Trafalgar Gate

Brighton Marina Village, BN2 5UY

£1,300,000 Freehold

EPC Rating : C

- Refurbished and remodelled 4 bedroom townhouse with triple aspect
- Kitchen/breakfast room, separate dining room and drawing room
- En-suite shower rooms, family bathroom and cloakroom
- Wraparound waterside patio, 10m mooring and parking for 2-3 cars

H2O
HOMES



Set in one of the most sought after positions within this exclusive private estate, this beautifully remodelled and refurbished four bedroom residence offers a rare combination of style, comfort and soothing waterside views. Benefiting from a coveted triple aspect, the home is bathed in natural light from dawn til dusk and is ready to move into as the property is being sold with most of its furnishings! Upon entry the inviting entrance hall flows seamlessly into a stunning dining room, framed by calming water views and opening directly onto the wraparound waterside patio - a perfect setting for al fresco dining or evening drinks by the water. The sleek, modern kitchen/breakfast room is fitted with premium integrated appliances and high quality finishes, and with its own patio access making it ideal for both family meals and entertaining. The sweeping staircase leads to the exceptionally bright living room that offers fabulous water views and a private balcony. Further on this level the principal bedroom enjoys the same serene outlook along with a stylish en-suite shower room and ample fitted storage. The second floor hosts a generous guest suite, two additional light and airy double bedrooms and a superb contemporary family bathroom. Every room makes the most of the property's light filled aspect and waterside location. The expansive patio wraps around the home, ensuring you can enjoy the sun at any time of day. Additional features include a cloakroom, utility room, parking for 2-3 vehicles, and your own 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. Decorative coved ceiling. Ceiling light point. Porcelain floor.

CLOAKROOM

Northwest facing arch frosted glass window. Contemporary hand basin with taps. Low level WC with concealed. Radiator. Recessed ceiling light. Porcelain tiled floor.

KITCHEN/BREAKFAST ROOM

20' 7" max x 13' 7" max (6.27m x 4.14m) Kitchen :

Fully fitted kitchen comprising stainless steel Neff electric oven, combination microwave and warming drawer. Neff 5 ring gas hob with concealed extractor hood over. Integrated Bosch dishwasher. Underslung Franke 1½ stainless steel sink with mixer tap and quartz drainer. Extensive range of wall and base units and quartz work tops and upstands. Power points. East and Southeast windows with waterside views and custom fitted shutters. Coved ceiling. Recessed ceiling lights. Porcelain tiled floor.

Breakfast area : East facing door to waterside patio. Pleated blind. Freestanding Hoover fridge/freezer. Fitted units. Glowworm gas boiler with Magna clean system. Contemporary radiator. Power points. Coved ceiling. Recessed ceiling lights. Porcelain tiled floor.

UTILITY ROOM

8' 5" x 6' 11" (2.57m x 2.11m) Fitted base units. Stainless steel sink with mixer tap and drainer. Radiator. Power points. Recessed ceiling lights. Porcelain tiled floor.

DINING ROOM

13' 6" x 11' 6" (4.11m x 3.51m) Southeast facing double doors leading to patio garden. Further Southeast and Southwest facing windows with waterside views. Voile roller blinds, voile curtains and curtains. 2 contemporary radiators. Power points. Coved ceiling. Recessed ceiling lights and 4 wall lights. Fitted carpet.

FIRST FLOOR LANDING Southwest facing arched window with waterside views. Custom fitted shutter. Power points. Security video entry phone. Contemporary radiator. Stairs with fitted carpet to second floor with 2 wall lights. Decorative coved ceiling. Fitted carpet.



LIVING ROOM

19' 5" x 14' 1" (5.92m x 4.29m) Lovely spacious room with Southeast and Southwest arched windows providing panoramic inner harbour views. Voile curtains and curtains. Adams style marble fireplace. 2 contemporary radiators. TV point. Power points. 2 ceiling lights and 2 wall lights. Fitted carpet. Southeast facing arched door to balcony.

BALCONY

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

PRINCIPLE BEDROOM

14' 5" x 13' 2" (4.39m x 4.01m) East facing arched window and door to Juliette balcony with direct views over inner harbour. Voile curtains and curtains. Range of fitted wardrobes. Contemporary radiator. Power points. Coved ceiling. Ceiling light. Fitted carpet.

EN-SUITE SHOWER ROOM

9' 9" x 4' 4" (2.97m x 1.32m) West facing frosted arched window with waterside views. Contemporary suite comprising large walk in shower with rain shower head, further hand held shower attachment and glazed screen. Hand basin with mixer tap set on floating vanity unit. Low level WC with concealed cistern. Shaver point. Chrome heated towel rail. Coved ceiling. Recessed ceiling lights. Porcelain tiled floor.

SECOND FLOOR LANDING

Stairs with fitted carpet. Southwest facing window with waterside views. Custom fitted shutter. Airing cupboard with Ariston HW tank. Contemporary radiator. Power points. Coved ceiling. 2 ceiling lights and 1 wall light. Fitted carpet.

BEDROOM TWO

15' 1" x 9' 10" (4.6m x 3m) East facing window with views directly over the inner harbour. Roman blind. Contemporary radiator. Telephone point. Power points. Coved ceiling. 2 ceiling lights. Fitted carpet.

EN-SUITE SHOWER ROOM

9' 0" max x 5' 11" (2.74m x 1.8m) Deep shower cubicle with rain shower head, further hand held shower attachment and glazed door. Hand basin with mixer tap. Low level WC with concealed cistern. Chrome heated towel rail. Coved ceiling. Recessed ceiling lights. Porcelain tiled floor.

BEDROOM THREE

14' 4" x 9' 5" (4.37m x 2.87m) Southwest and Southeast windows with waterside views. Roman blinds. Radiator. TV point. Telephone point. Power points. Coved ceiling. Ceiling light. Fitted carpet.

BEDROOM FOUR

14' 4" max x 10' 7" max (4.37m x 3.23m) Irregular shape. Southeast facing window with waterside views. Roman blind. Contemporary radiator. Power points. Radiator. Coved ceiling. Ceiling light. Access to loft. Fitted carpet.

BATHROOM

11' 3" x 11' 1" (3.43m x 3.38m) West facing frosted window with waterside views. Large corner shower with rain shower head, further hand held shower attachment and sliding glazed doors. Panelled bath with mixer tap and hand held shower attachment. Hand basin with mixer tap. Shaver point. Low level WC with concealed cistern. Chrome heated towel rail. Coved ceiling. Recessed ceiling lights. Porcelain tiled floor.

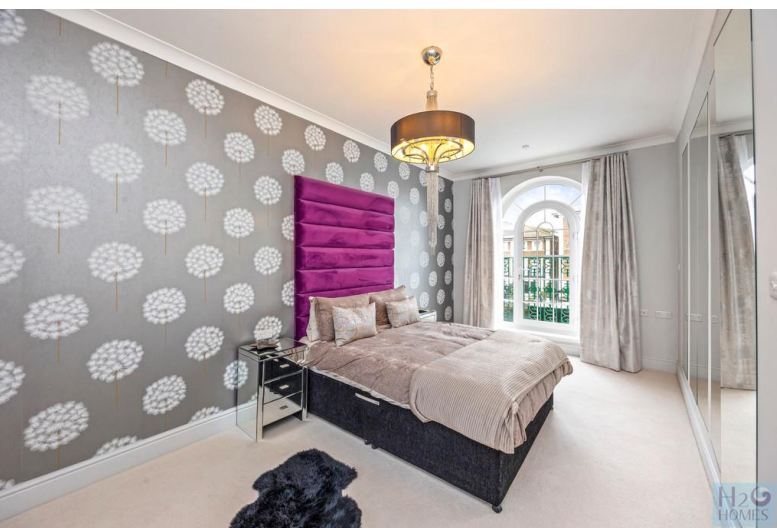


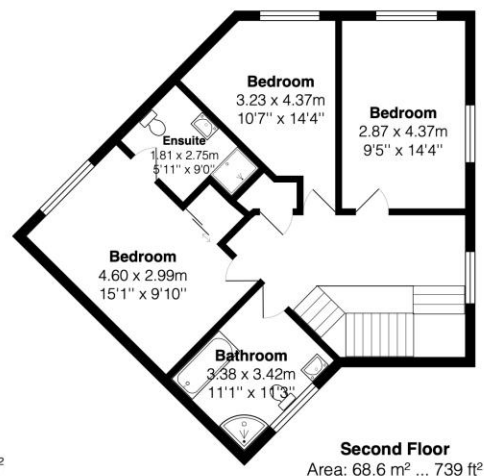
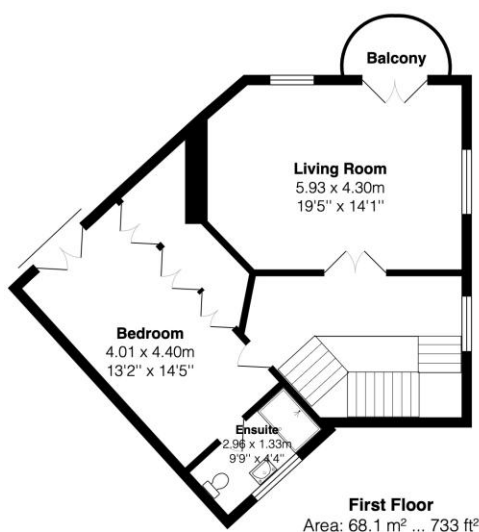
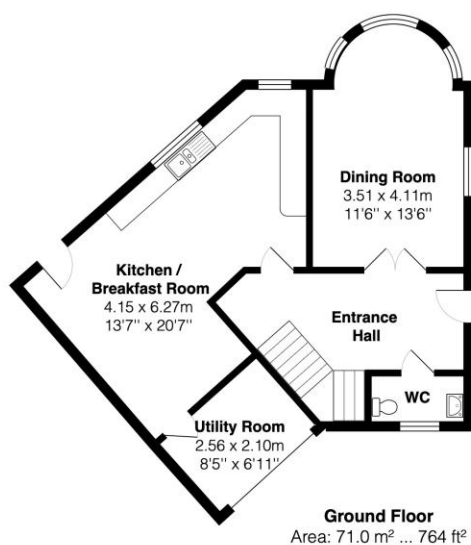
PATIO

Wraparound 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

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





Total Area: 207.7 m² ... 2236 ft² (excluding balcony)
All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	78
(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 (2025) 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