



Trafalgar Gate

Brighton Marina Village, BN2 5UY

£1,175,000 Freehold

EPC Rating : C

- Cosy 4 bedroom townhouse , living room with direct water views
- Fully fitted kitchen/breakfast room and dining room
- Principle bedroom with en-suite and South facing balcony
- 3 double bedrooms, en-suite, family bathroom and cloakroom
- Integral garage, 12m mooring and parking for 2-3 cars

H2O
HOMES



If you are looking for a well presented 4 bedroom townhouse with water views and access to your own 12m mooring then this property is not to be missed! This is a rare opportunity to acquire a house within the securely gated Trafalgar Gate in Brighton marina. On entry to the property there is a useful cloakroom and from the entrance hall you enter the delightful kitchen/breakfast room and dining room with access to the patio and mooring. The first floor living room has a distinctly cosy feel with a feature fireplace and balcony with views over the tranquil inner channel. The South facing principle suite boasts a balcony with views towards the inner and outer harbours, fitted furniture and a large contemporary en-suite. On the second floor there are to 3 further double bedrooms, one with an en-suite shower room and large family bathroom. Outside the property provides parking for 2-3 cars plus integral garage with a remote controlled up and over door and the property benefits from updated windows, doors, garage door and video entry system.

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.

ENTRANCE LOBBY

Glazed door to entrance hall. Ceiling light. Ceramic tiled floor.

ENTRANCE HALL

Video security entry phone. Contemporary style radiator Under stairs storage cupboard. Power points. Stairs to first floor. Decorative coved ceiling. Ceiling light. Fitted carpet.

CLOAKROOM

Part tiled. Frosted glazed window with vertical blind. Contemporary style hand basin with mixer tap. Wall mounted mirror with sensor light over. Low level WC with concealed cistern. Chrome heated towel rack. LED spotlights. Ceramic tiled floor.

KITCHEN/BREAKFAST ROOM

18' 11" max x 16' 7" max (5.77m x 5.05m)
Fully fitted with a range of wall and base units. Neff appliances including stainless steel oven, combination microwave oven and warming draw. Ceramic hob with chimney style extractor hood over and integrated dishwasher. Samsung freestanding fridge/freezer. Stainless steel underslung 1½ sinker with Quooker hot tap. Granite work surfaces with matching upstands. Under unit spotlights. 2 contemporary radiators. TV point. Power points. Bay windows overlooking patio, mooring and inner channel. Fitted venetian blinds. Coved ceiling. 3 ceiling lights. Ceramic tiled floor. Doors to garage and patio.

DINING ROOM

16' 0" max x 9' 11" max (4.88m x 3.02m)
South facing bay windows with views towards the inner harbour. Curtain tracks, curtains and venetian blinds. 2 contemporary radiators. Power points. Coved ceiling. 2 ceiling lights with ceiling roses. Wood floor.

FIRST FLOORING LANDING

Window with roman blind overlooking inner channel. Power points. Security video entry phone. Smoke alarm. Stairs to second floor with 3 wall lights. Coved ceiling. Fitted carpet.

LIVING ROOM

18' 9" x 13' 10" (5.72m x 4.22m)
Arched window with curtain pole and curtains. Feature gas fireplace with marble hearth. Telephone point. TV point. Power points. 2 contemporary radiators. Decorative coved ceiling. 2 ceiling lights with ceiling roses. Fitted carpet. Arched door with curtain pole and curtains to balcony.

BALCONY

With views over the inner channel. Painted balustrade. Exterior light.

PRINCIPLE BEDROOM

17' 7" x 9' 11" (5.36m x 3.02m)

South facing arched window with views towards the inner and outer harbours. Curtain pole and curtain. Range of fitted wardrobes with matching chest of drawers and bedside cabinets. Radiator. Telephone point. Power points. Coved ceiling. 2 ceiling lights. Fitted carpet.

BALCONY

South facing with views towards the inner and outer harbours. Painted balustrade.

EN-SUITE SHOWER ROOM

10' 9" x 11' (3.28m x 3.35m)

Arched window with frosted glass. Part tiled. Contemporary suite comprising glazed double shower cubicle with rain head shower and further hand held shower attachment. Low level WC with concealed cistern. 2 wash hand basin with mixer taps set on vanity units with granite surfaces. 2 wall mounted mirrored bathroom cabinets with shaver points and sensor lighting. Heated towel rack. Recessed LED ceiling lights with extractor fan. Ceramic tiled floor.

SECOND FLOOR LANDING

Stairs from first floor with fitted carpet and 3 wall lights. Window overlooking inner channel with roman blind. Airing cupboard housing hot water tank and shelving. Hatch to loft. Radiator. Power points. Coved ceiling. Ceiling light. Fitted carpet.

BEDROOM TWO

13' 5" x 9' 11" (4.09m x 3.02m)

South facing window with views towards the inner and outer harbours. Curtain pole, curtains and venetian blinds. Radiator. TV point. Telephone point. Coved ceiling. Ceiling light. Fitted carpet.

EN-SUITE SHOWER ROOM

Part tiled. South facing arched frosted window with vertical blind. Contemporary suite comprising double shower cubicle with rain head shower and further hand held shower attachment. Glazed sliding door. Low-level WC with concealed cistern. Hand basin with mixer tap set on vanity unit. Wall mounted mirror with glass shelf and light over. Chrome heated towel rack. Ceiling light. Ceramic tiled floor.

BEDROOM THREE

10' 0" x 9' 4" (3.05m x 2.84m)

Windows with view views over the inner channel. Curtain track, curtains and venetian blind. Fitted wardrobe with matching chest of drawers. Radiator. Power points. Coved ceiling. Ceiling light. Fitted carpet.

BEDROOM FOUR

10' 0" x 9' 0" (3.05m x 2.74m)

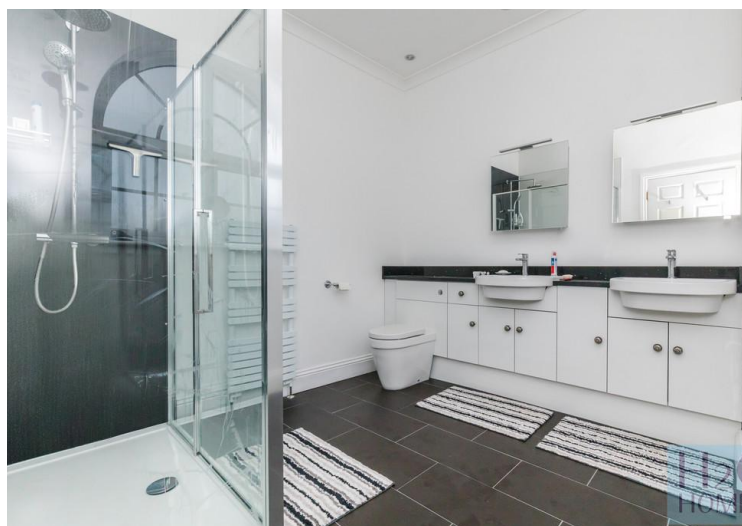
Window with views over the inner channel. Curtain track, curtains and venetian blind. Fitted wardrobes with over bed cupboards. Radiator. Power points. Coved ceiling. Ceiling light. Fitted carpet.

FAMILY BATHROOM

South facing frosted glass windows with vertical blind. Part tiled. Contemporary suite comprising large walk-in shower cubicle with rain head shower, further hand held attachment, and glazed screen. Panelled bath with mixer tap and hand held shower attachment. Low level WC with concealed cistern. Hand basin with mixer tap set on vanity unit. Sliding mirrored cabinet with spotlight over. Heated towel rack. Recessed LED ceiling lights with extractor fan. Ceramic tiled floor.

GARAGE

18' 5" x 10' 0" (5.61m x 3.05m) With up and over remote control door. Radiator. Plumbing for washing machine. Water tap. Power points. Cupboards housing electrical distribution boxes, electric meter and gas meter. 2 striplights.

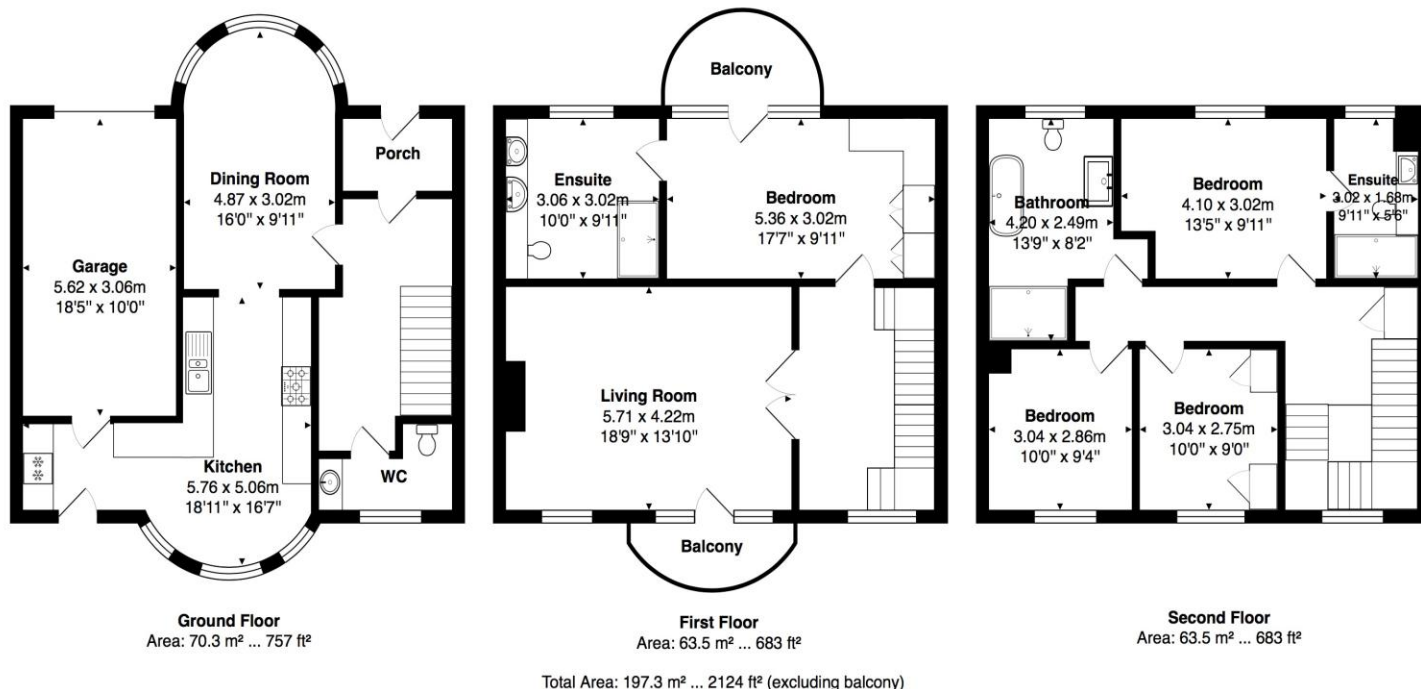


PATIO

Paved patio with railings at the water's edge. Access to pontoon. External power supply for berth. Fresh water tap. Exterior light.

MOORING

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

SERVICE CHARGE

£2,015.88 per annum (2021) to include ground rent, service charge and reserve fund.

TENURE

Freehold

LOCAL AUTHORITY

Brighton & Hove

COUNCIL TAX BAND

Taxband G

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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