



Trafalgar Gate, Brighton Marina, BN2
£1,250,000

ASTON
VAUGHAN
EXQUISITE

INTRODUCING

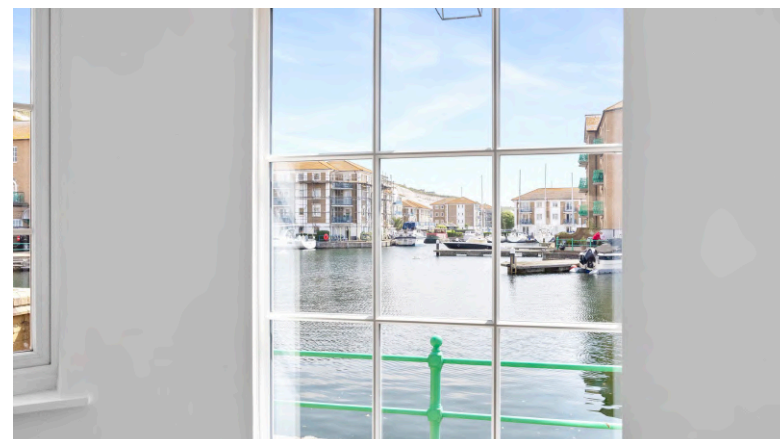
Trafalgar Gate, Brighton Marina, BN2

4 Bedrooms | 3 Bathrooms | 2 Reception Rooms | Home Office
1996 Sq Ft | Off Street Parking | Gated Waterside Mews

In a prime waterfront location, surrounded by the tranquil waters of the Marina's inner lagoon, this 4 bed, 3 bath house has a west balcony from the principal suite, a sociable waterfront terrace where only boats pass by, as well as direct access to your own private 10m mooring and off street parking for 2 cars. In exclusive Trafalgar Gate which enjoys 24/7 security, this peaceful home has almost 2000 sq ft of luxurious, sun filled rooms including a home office with a private balcony looking over the water. Within walking distance of waterfront restaurants, a health club and cinema, good schools including Brighton College and parks are nearby and Brighton Station's direct trains to Gatwick and London are easy to reach.

Ideal for entertaining, the impressive drawing room is light and spacious whilst the bespoke kitchen and dining room flows out to a terrace with open views along the lagoon and access to an unusually large mooring. Upstairs the home office opens to a waterside balcony with room for a tables and chairs. Also on this floor, the peaceful principal suite has a stylish bedroom with a west facing balcony and magnificent ensuite, whilst a second bedroom has far reaching views across the water towards the cliffs of Roedean.

On the top storey there is a stylish family bathroom. A third bedroom with second ensuite and a fourth bedroom with more glorious views. Both bedrooms benefitting from walk in wardrobes. Attracting professionals, international investors and families seeking fresh sea air, easy passage to the South Downs National Park and good schools, this prestigious Marina Location also offers swift routes to the Amex Stadium, Airports and London's West End by road or by train.





White kitchen cabinets with built-in ovens and a white countertop island with drawers.

Arched doorway and a wall-mounted television.

Large window with a view of a brick building.

Large window with a view of a waterfront and buildings.

Large window with a view of a waterfront and buildings.

Round dining table with white chairs and a vase of flowers.

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Introduction

The biggest Marina in the UK is perfect for international sailing with a refuelling, gas and water supply pontoon in the outer harbour, a dry boatyard which has a drop off/ pick up area as well as taxi ranks and bus stops, and the almost 24/7 hour supermarket has cash points. On a quiet promontory surrounded by calm water this luxury mid terrace house enjoys 2 parking spaces to the front of the property.





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The Entrance:

Inside, the entrance lobby and generous hallway opens up to a beautiful two storey staircase. With high ceilings and solid oak parquet flooring throughout the ground floor, all complimented by the neutral decor.

Leading on to the chic cloakroom which boasts a Carrara Marble vanity and handmade Moroccan floor tiles.

The Reception, Kitchen Dining Room and Terrace

An impressive and spacious reception room benefitting from a large curved bay window which brings in the Sussex sunshine and highlights the high ceilings and open aspect. With plenty of room for family and friends to enjoy and relax, the sitting room also features a stylish electric log burner fireplace with additional fireside seating.

Flowing from the reception room, the kitchen dining room enjoys another floor to ceiling bay window framing the waterfront where guests can dine and watch the sunlight glinting on the water.

The kitchen has been skilfully planned featuring bespoke wooden units with solid bronze handles and latches, handmade Moroccan tiled splashback and quartz worktops. Other specifications include high end appliances, Quooker instant boiling tap and a large multifunctional pantry cupboard.

Outside, the spacious paved terrace is a tranquil retreat, ideal for alfresco entertaining and watching the passing yachts, resident swans and the ever changing light as the sun sets. All just minutes away from the vibrant city centre.





The Home Office and First Double Bedroom

Light and airy, the home office has inspiring views and is a comfortable room from which to work from home, with its own private balcony which has space for a table and chairs.

The first of the well proportioned family bedrooms has a wealth of storage and waterside views.

The Principal Suite

The stunning principal suite is a joy to return to, opening to a west facing balcony with views to the outer harbour and enjoying wonderful sunsets. Also, benefitting from air-con for those warm summer nights. With a combination of wardrobes and drawers there is ample storage and luxurious pure wool carpets underfoot.

The en-suite has been designed to give a 'Spa' experience with large walk-in shower, oversized bath and double stone basin, all complimented with feature lighting. Additionally, there is a smart bidet toilet, heated towel rails, high end brass fittings and underfloor heating.

The Second Floor Guest Suite, Fourth Bedroom and Bathroom

The second floor has been thoughtfully considered and designed with the same standards, neutral decor and high end fixtures.

The large and sunny guest suite has a walk-in wardrobe and another en-suite bathroom, ideal for the growing teenager or au pair. The en-suite features a walk-in shower, w/c, wall hung basin, heated towel rails and radiant panel heaters.

The fourth bedroom enjoys two east facing windows and has far reaching views across the water towards the cliffs of Roedean and beyond. This room also has a fully fitted walk-in wardrobe.

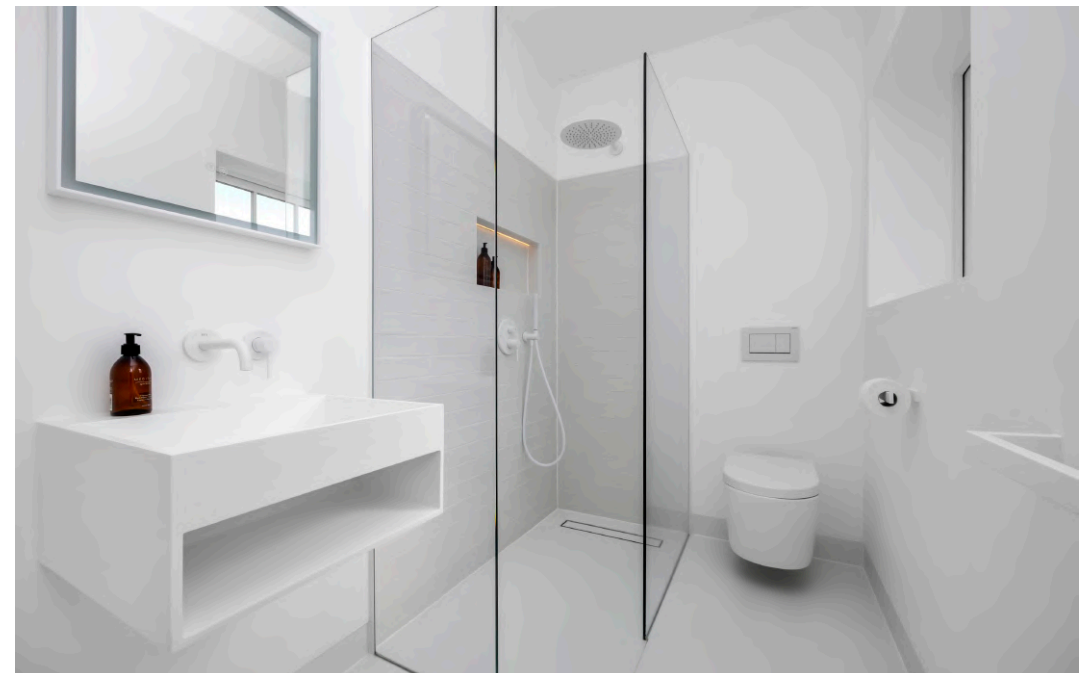
The house bathroom enjoys more stunning fixtures evoking the 'Spa' experience, a must have space for family life and guests.





Vendor's comments

"Surrounded by calm water the terrace becomes an extension of the house for alfresco dining and entertaining. We love the relaxing coastal lifestyle and watching the yachts sail by on a summers evening. It's wonderful to visit the restaurants and bars overlooking the outer harbour or enjoy a walk along the seafront into central Brighton."



LOCATION GUIDE

Good to Know

Walk to shops, cafés, bars and restaurants

The Lanes approx. 7-10 by cab

Brighton Station 15-20 minutes by bus from Marina

East Brighton Park, Roedean golf course 5 mins by car

Education

St Mark's, Our Lady of Lourdes

Varndean or Dorothy Stringer, Longhill

Brighton College, Brighton Waldorf, Roedean

Location Guide

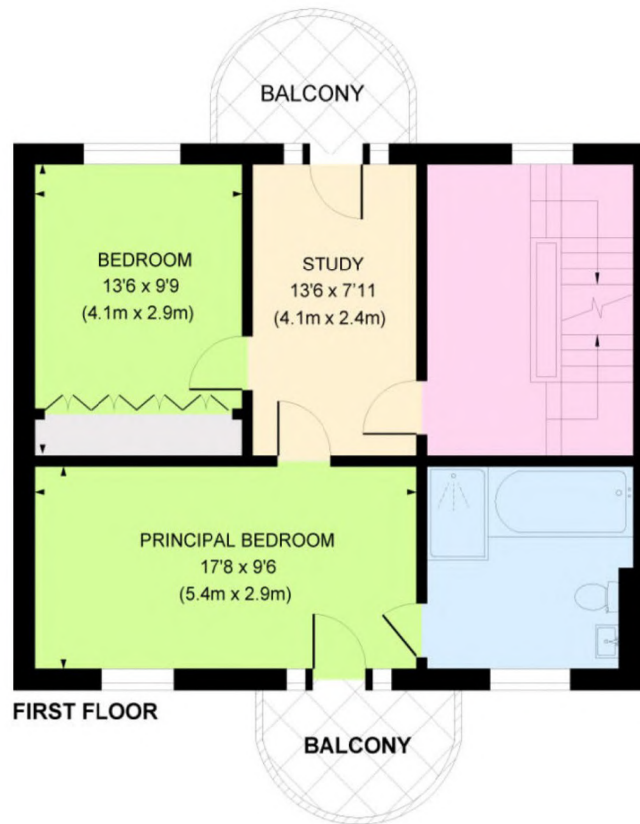
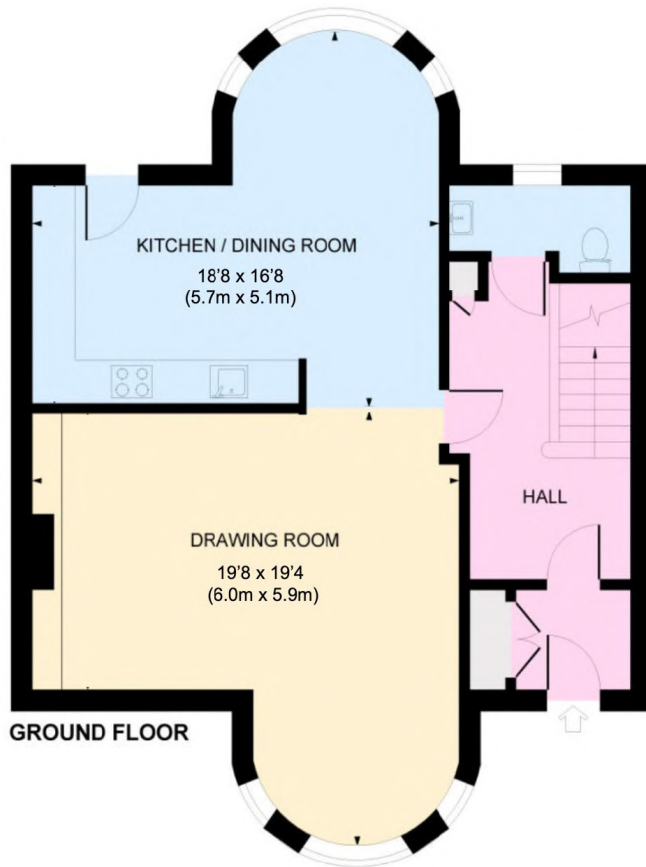
Close to the beach, the Marina has a health club, cinemas, casino and waterfront restaurants as well as a supermarket with cash machines, whilst Brighton's Royal Pavilion and cultural heart of the city's is about 5-10 minutes by taxi. Brighton's station direct trains to Gatwick and London are easy to reach by car, cab or bus, (there are taxi ranks, bus stops and a bike hub within the Marina). Award winning schools, including Roedean and Brighton College are just minutes away. A choice of parks with playgrounds and sports facilities are nearby, a 72 par golf course and access to the Downs are easily accessed as is the coastal village of Rottingdean with its popular primary schools and characterful High Street.



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Approximate Gross Internal Area
1996 sq ft / 185.45 sq m



This plan for layout guidance only . Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass before making any decisions upon them.