



Copenhagen Court, BN2

Guide Price **£700,000 - £750,000**

ASTON
VAUGHAN

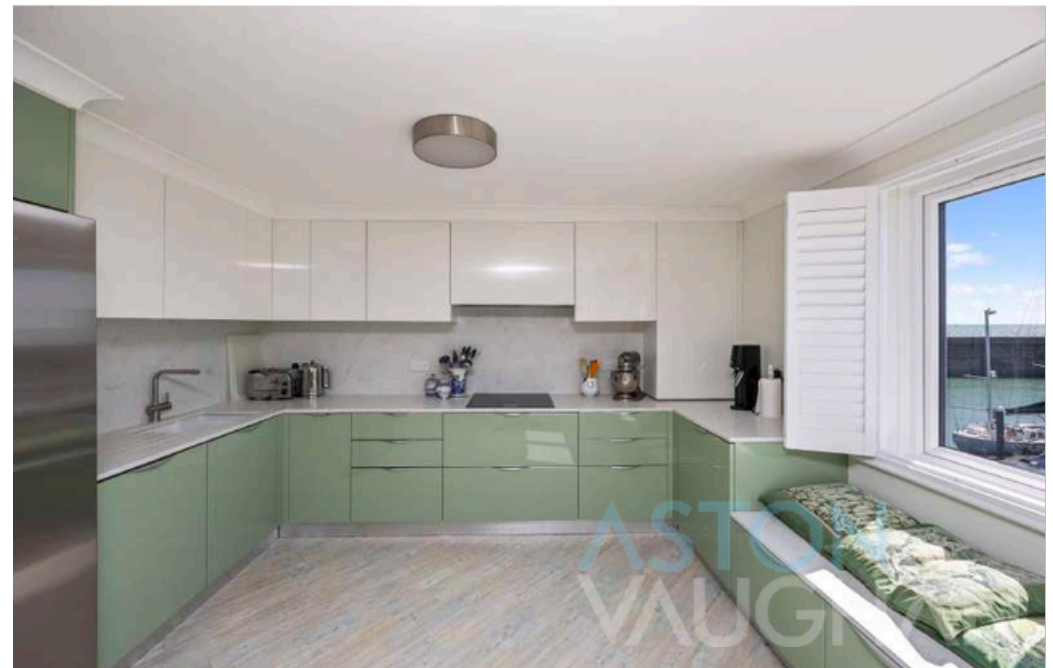
INTRODUCING

Copenhagen Court, BN2

3 Bedrooms | 3 Bathrooms | 1 Large Open Reception Room
1565 Sq Ft | Southwest balconies Panoramic sea views 2 gated parking spaces

Soaring over the south harbour, this prime 3 bed, 3 bath penthouse with 2 gated parking spaces (1 under cover) delivers a Mediterranean lifestyle you don't need to travel for. On the top 2nd & 3rd floors, two spacious storeys are lined with glass to frame picture perfect views and both the stunning kitchen dining room and elegant living room enjoy southwest balconies where only pedestrians and boats pass by below. You enter on the lower of the two floors, where the spacious kitchen dining room has a high spec finish and flows out to a balcony with space for a table and chairs. 2 quiet bedrooms are generous doubles, and two bathrooms, 1 en-suite, have high end fittings. On the top floor, the large living room is design-led with access to the second, sunny balcony. Next door, the principal bedroom is peaceful with oblique harbour views, and the en-suite bathroom could have stepped out of a glossy magazine.

Within walking distance of harbourside bars and restaurants but privately tucked away from noise, if you sail the largest Marina is perfect for international sailing with a refuelling, gas and water supply pontoon, a dry boatyard as well as taxi ranks, bus stops, and a supermarket has cash points and currency exchange. Local beaches have café bars, an open air pool and sauna spas, the famous Lanes of Brighton are approx. 5-10 mins by cab and Brighton Station's direct trains to Gatwick and London are easy to reach.





In a stunning, waterfront setting this luxury penthouse was fully refurbished in 2021. The property benefits from an entry system and the marina provides 24/7 security. Inside, the hallway has two spacious cupboards, each with space for storage and one with plumbing for a washing machine. The flooring for this entire level is limed oak luxury vinyl tiling giving a threshold free flow.

Ahead, the sunny, south facing kitchen dining room has holiday views over the harbour to the open sea and opens to a southwest balcony – a suntrap to enjoy the coastal views. With plenty of space for entertaining and plantation shutters on the windows and doors, inside the streamlined DS Home kitchen is top of the range – and it shows. The marble surfaces combine well with the green and white of the units, with extra storage beneath the window seat. Good to go, integrated appliances are high-spec and include a Siemens touch induction hob beneath a flush hood, a Siemens Studio Line fan oven and micro – combi oven with a warming drawer beneath it, and a dishwasher.

Along the hallway, the first of the double bedrooms is quiet and comfortable with views which sweep along the harbour. The commitment to style continues in the chic en-suite shower room which has a dual head shower system, a vanity unit beneath the designer basin and a lit mirrored cabinet above it. Ideal for guests, the second big, bright bedroom is also a generous size with calm decoration and great views. Next door, a luxury bathroom has a wand above the contemporary bath, a vanity unit with a fitted basin and lit, mirrored cabinet.

Stepping up a staircase with wood and glass bannisters, the landing introduces you to the beautiful living room with a full height glass door and internal glazed panels to maximise the uninterrupted views. Discreet, touch open cupboards are painted in subtle hues and are full height to keep the lines of the room crisp - and the focus on the unique waterfront backdrop. Sliding doors open to a balcony with space for a table and chairs, where you can enjoy the sun until it sets in the west. Inside there is plenty of space to spread into, a second cupboard to ensure the room remains clutter free and also a second door to the building's exterior landing for easy movement of people and furniture.

Private and peaceful, the principal bedroom delivers a wall of custom made wardrobes to fill – and a generous attic space overhead. All about relaxing with a long vista which reaches along the harbour to the South Downs, the decoration is calm and there's ample floorspace even with a super king bed in situ. With wallpaper by Osborne and Little, the en-suite's high end finish includes a freestanding bath with a wand shower, warming rails for towels, spacious storage beneath the hand basin and large mirrored cabinet above it.





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Vendor's Comments:

"Facing south with southwest balconies you can relax and enjoy the sunshine and gentle rocking of the boats inside or out. It really does feel as though you're on holiday all year round! The apartment is always light and inviting and the plantation shutters keep us cool in summer but warm in winter as there's a thermally efficient space between the doors and the shutters themselves. With only people walking on the boardwalk and boats beneath it's very quiet, and we enjoy the murmuring of the starlings.

There are great walks along the harbour arm or to Rottingdean along the undercliff. You can also walk to Hove (on the level) from the Madeira Drive entrance to the marina.

There are a great selection of restaurants in the Marina and we do enjoy eating outside."

Education:

St Mark's, Our Lady of Lourdes

Varndean or Dorothy Stringer, Longhill

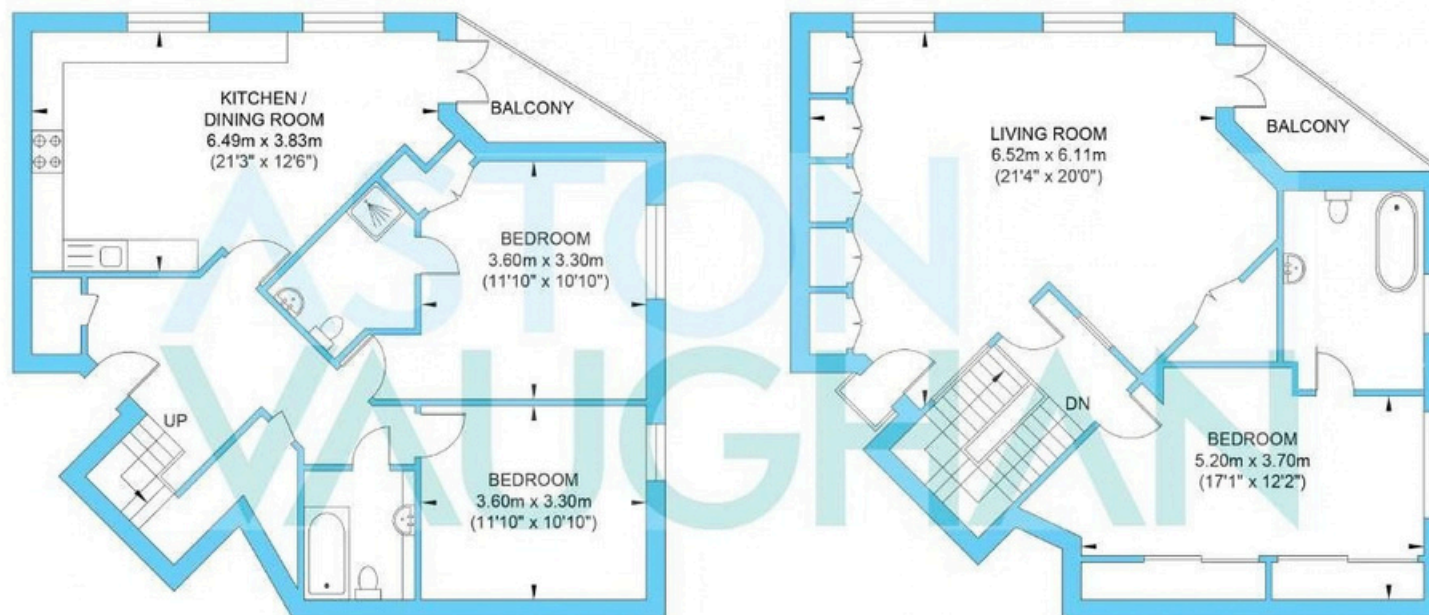
Brighton College or Roedean

Good to know:

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 and there's a friendly local high street, too. 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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Ground Floor
Approximate Floor Area
797.17 sq ft
(74.06 sq m)

First Floor
Approximate Floor Area
768.75 sq ft
(71.42 sq m)

Approximate Gross Internal Area = 145.48 sq m / 1565.92 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.