



Trafalgar Gate

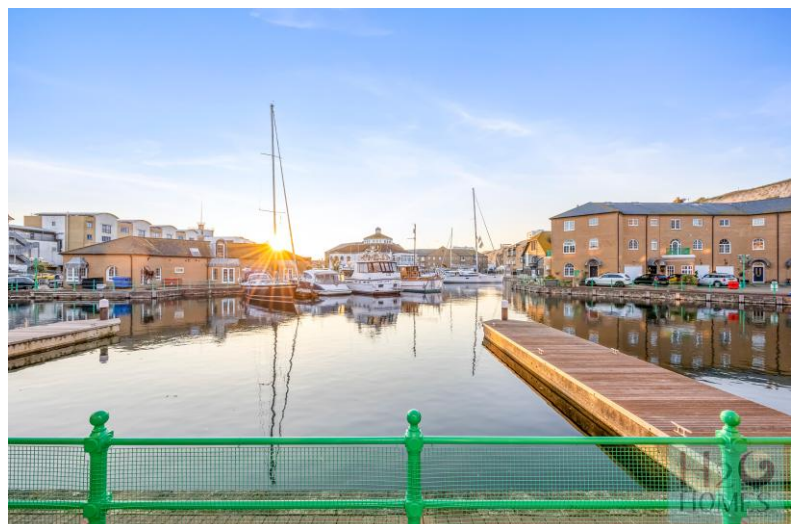
Brighton Marina Village, BN2 5UY

£1,250,000 Freehold

EPC Rating : C

- Prime West facing waterside 4 bedroom family home
- Open plan kitchen/dining room, drawing room, study
- 2 en-suites & dressing rooms, bathroom with sauna
- Utility, cloakroom, garage, parking & 14m mooring

H2O
HOMES



Located within the private Trafalgar Gate estate, this immaculately presented 4 bedroom townhouse occupies a superb West facing waterside position and benefits from its own 14m mooring. Upon entering, a welcoming hallway leads naturally through to the impressive open plan kitchen/dining space. The bespoke kitchen is a masterclass in both practicality and design, featuring high quality integrated appliances. At its heart sits a striking curved island with generous preparation surfaces and refined finishes, creating an environment perfectly suited to both intimate gatherings and grand entertaining. Bathed in natural light the dining area captures westward views across the inner waters with doors opening onto the waterside patio - just the spot to enjoy evening aperitifs and watch the glowing embers of the sunset. Further on this ground floor level there is a well appointed study, cloakroom and utility room. The first floor hosts a stunning, light filled drawing room with fabulous water views and access to the West facing balcony – an elegant and peaceful space evoking calming and soothing vibes. The principle suite provides a spacious sanctuary with a dressing area complete with fitted storage, a beautifully appointed en-suite shower room and access to an East facing balcony with views towards the outer harbour. Occupying the top floor, the superb guest suite benefits from a bright dual aspect, West facing inner harbour views, a dressing area and en-suite shower room offering comfort and privacy for family or visitors alike. Bedrooms 3 and 4 also enjoy those West facing water views and are served by a luxurious family bathroom with the added indulgence of a sauna. Further enhancing this exceptional home is underfloor heating throughout the ground floor and all of the first floor accommodation, integrated ceiling speakers in select rooms for your favourite music, glass balustrades allowing the light to flow throughout the stairwell, a West facing patio with direct mooring access, a large single garage and additional parking. This is more than a home; it is a lifestyle defined by light, water and quiet prestige - a rare opportunity within one of the area's most exclusive waterfront settings.

APPROACH

The property is approached via security gates at the entrance to the private Trafalgar Gate Estate.

ENTRY

With paved forecourt and driveway to garage. Path to front entrance. Exterior lantern.

ENTRANCE HALL

Video security entry phone. Storage cupboard and understairs storage. Power points. Coved ceiling. Wall light. Stairs to first floor. Ceramic tiled floor.

CLOAKROOM

Wash hand basin with mixer tap. Mirror. Low level WC. Extractor fan. Ceiling light. Ceramic tiled floor.

STUDY

9' 11" x 9' 2" (3.02m x 2.79m)

East facing bow windows. Roman blinds. Fitted storage and shelving. Cat 5 outlets. Power points. Coved ceiling. Recessed ceiling lights. Ceramic tiled floor.

OPEN PLAN KITCHEN/DINING ROOM

25' 11" x 21' 10" (7.9m x 6.65m)

KITCHEN AREA: West facing arched window with views directly over the inner waters. Fitted shutters. Fully fitted kitchen with a range of appliances comprising Neff 4 ring induction hob with stainless steel chimney style extractor hood over. Neff electric oven, microwave/oven, steamer/combo oven, coffee machine and warming drawer. Integrated Beko dishwasher. Freestanding Bosch fridge/freezer. Underslung composite 1½ sink with mixer tap, Quooker hot tap and composite drainer. Range of fitted wall and base units. Concealed under unit lighting. Composite worktops with splashbacks. Heated towel rail. Power points. Telephone point. Coved ceiling. Recessed ceiling lights. Ceramic tiled floor.

DINING AREA: West facing bay windows and French doors with peaceful views over the inner waters. Vertical blinds. Fitted inset shelving with concealed lighting. Power points. Coved ceiling. Ceiling speakers. Two wall lights and ceiling spot light. Ceramic tiled floor.

FIRST FLOOR LANDING

Power points. East facing window. Security video entry phone.
Power points. Coved ceiling. Two wall lights. Stairs to second floor.
Fitted carpet.

DRAWING ROOM

19' 7" x 14' 1" (5.97m x 4.29m)
Pocket sliding double doors. West facing arched window and glazed door to balcony with fine views over the inner waters. Curtain poles and curtains. Contemporary gas fireplace. Fitted storage and inset shelving with concealed lighting. TV point. Power points. Coved ceiling. 4 wall lights. Fitted carpet.

BALCONY

With views directly over the inner waters. Painted balustrade.

PRINCIPLE BEDROOM

19' 4" x 10' 10" (5.89m x 3.3m)
Glazed door to East facing balcony and arched window. Curtain poles and curtains. Power points. Coved ceiling. Ceiling light. Fitted carpet.

BALCONY

East facing with views towards the outer harbour. Painted balustrade. Exterior light.

DRESSING AREA

10' 1" x 7' 0" (3.07m x 2.13m) Fitted wardrobes with integral lighting. Coved ceiling. Recessed ceiling lights. Fitted carpet.

EN-SUITE SHOWER ROOM

Pocket sliding glazed door. Obscure glazed arch window. Fitted shutter. Large walk-in shower cubicle with rain shower head, further hand held attachment, inset lit shelving and glazed screen. Paired hand basins with mixer taps and storage drawers under. Anti mist heated mirrored bathroom cabinets. Low level WC with concealed cistern. Chrome heated towel rail. Ceiling speaker. Recessed ceiling lights. Ceramic tiled floor.

SECOND FLOOR LANDING

East facing window. Radiator. Airing cupboard. Coved ceiling. Ceiling light and two wall lights. Power points. Fitted carpet.

BEDROOM TWO

10' 11" x 9' 9" (3.33m x 2.97m)
West facing window with views over the inner waters. Roman blind. Radiator. Power points. Coved ceiling. Ceiling light. Fitted carpet.

DRESSING AREA

8' 11" x 7' 5" (2.72m x 2.26m)
Two double fitted wardrobes. Coved ceiling. Recessed ceiling lights. Fitted carpet.

EN-SUITE SHOWER ROOM

Obscure glazed East facing window. Pleated blind. Corner shower cubicle with rain shower head and glazed doors. Hand basin with mixer tap. Mirror with light over. Low level WC with concealed cistern. Chrome heated towel rail. Recessed ceiling lights. Ceramic tiled floor.

BEDROOM THREE

14' 7" x 10' 10" (4.44m x 3.3m)
West facing window with views over the inner waters. Pleated blind. Fitted storage cupboards and shelving. TV point. Radiator. Power points. Coved ceiling. Recessed ceiling lights. Fitted carpet.

BEDROOM FOUR

10' 10" x 8' 9" (3.3m x 2.67m)
West facing window with views over the inner waters. Pleated blind. Radiator. Power points. Coved ceiling. Ceiling light. Access to boarded and lit loft with drop down ladder. Fitted carpet.

FAMILY BATHROOM

East facing window with obscure glass. Pleated blind. Panelled bath with rain shower head over, mixer tap and glazed screen. Hand basin with mixer tap with mirror with sensor integral light over. Low level WC. Nordic pine sauna. Heated towel rail. Ceiling speakers. Recessed ceiling lights. Ceramic tiled floor.



GARAGE

18' 8" x 10' 3" (5.69m x 3.12m) Integral garage with powered and electronically controlled up and over door. Electric distribution boards, meter and gas meter. Power points. Fluorescent ceiling lights. Door to:-

UTILITY ROOM

8' 9" x 7' 5" (2.67m x 2.26m) Range of wall and base units. Concealed Vaillant gas fired boiler and Santon hot water tank. Stainless steel underslung butler sink with mixer tap. Granite work tops with matching upstands. Space for washing machine and tumble dryer. Power points. Glazed door to patio. Ceiling light. Ceramic tiled floor.

PATIO

Laid to paving with railings at waters edge. Access to pontoon berth. External power supply plus separate power supply to berth. Fresh water tap. Exterior lantern.

MOORING

14 metre pontoon berth. Annual mooring fees are charged at 15% discount on standard marina rate.

The Strand

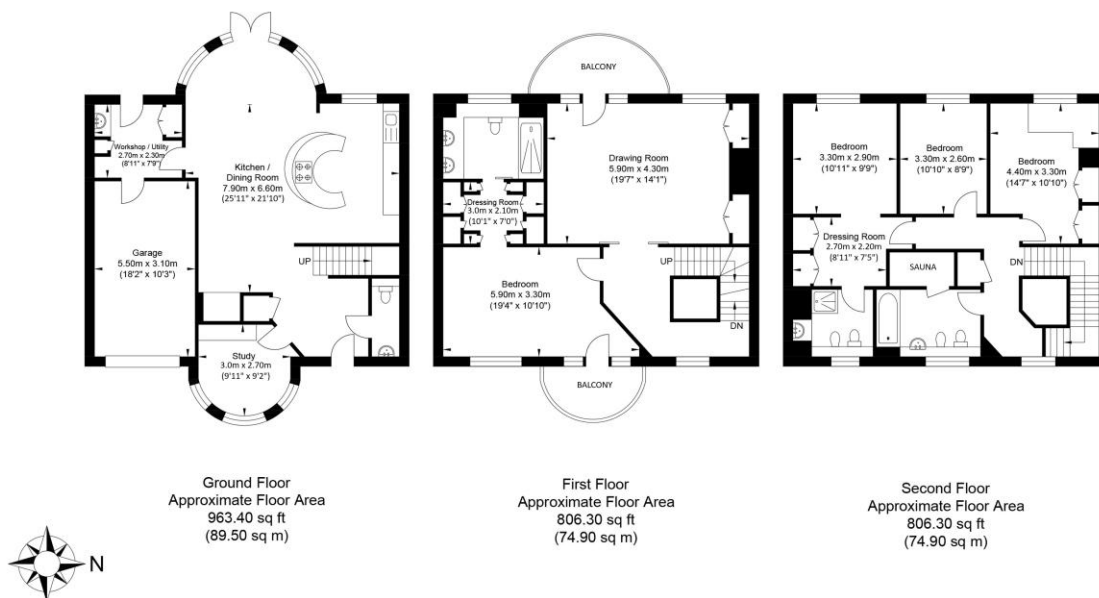


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	84
EU Directive 2002/91/EC			

SERVICE CHARGE

£3,080.21 per annum (2026) to include nominal ground rent, service charge and reserve fund.

TENURE

Freehold

COUNCIL TAX BAND

Tax band G

LOCAL AUTHORITY

Brighton & Hove City Council

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