



H2
HOMES



Collingwood Court

Brighton Marina Village, BN2 5WH

£650,000 Leasehold

EPC Rating : C

- Beautifully presented, South facing 3 bedroom penthouse
- Outer harbour, sea and coastal views
- Living/dining room, kitchen, 2 en-suites
- Bathroom, garage, lease extended, chain free

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Brighton Marina well deserves its reputation as one of the city's 'go to' destinations and boasts a frequent 24hr bus service direct into the City Centre and mainline rail station. A wealth of waterfront cafés, restaurants and year-round events creates a buzzing vibe, while other leisure facilities include a multi screen Cinema, Bowlplex and David Lloyd Health Club. The marina also benefits from a large supermarket, and most importantly the assurance of a round the clock security team backed up by experienced onsite management.

Inviting and exceptionally well presented, this bright three double bedroom penthouse enjoys breathtaking views over the outer harbour, open sea and along the coastline. A welcoming entrance hallway offers ample built in storage and sets the tone for the space that follows. The well proportioned kitchen is thoughtfully designed with integrated appliances, providing both convenience and practicality. Moving onto the spacious and light filled living/dining room which is beautifully enhanced by its desirable south facing aspect and uninterrupted harbour and sea views, this area provides the perfect spot to relax and unwind. A private balcony extends the living space, offering a superb view point to watch the ever changing seascapes. Also on this level is the third double bedroom with fitted storage, along with a modern family bathroom. Stairs lead to the impressive south facing principal bedroom, which boasts spectacular views, direct access to the terrace, and a stylish en-suite shower room. Stepping onto the terrace reveals truly panoramic coastal, sea and harbour vistas. Completing the accommodation is a further generous double bedroom featuring fitted storage and a large en-suite bathroom with a separate shower. Externally, the property benefits from a garage located within the courtyard. The penthouse is offered to the market chain free, and the lease has been extended, making this an exceptional opportunity.

ENTRY

Communal ground floor entrance with security entry system. Stairs to 3rd floor. Individual door to lower floor of apartment.

ENTRANCE HALL

Double storage cupboard with hanging space, storage shelves and housing electricity distribution box and gas meter. Further understairs storage cupboard with power point. Security entry phone. Smoke alarm. Telephone point. Radiator. Power points. 2 ceiling lights. Fitted carpet. Stairs to upper floor.

KITCHEN

16' 4" x 8' 5" (5m x 2.57m)
Fully fitted kitchen with Whirlpool appliances comprising gas hob and electric fan assisted oven with extractor hood, integrated fridge, freezer, washer/dryer and dishwasher. Stainless steel 1½ sink and drainer. Range of fitted wall cupboards and shelves with concealed lighting under. Worktops with tiled splashbacks and fitted cupboards/drawer units. Peninsular breakfast bar. Power points. Telephone point. TV point. Worcester gas boiler. Window overlooking courtyard with roller blind. Ceiling light. Ceramic tiled floor.

LIVING/DINING ROOM

22' 2" x 16' 4" (6.76m x 4.98m)
Dining area : South facing window offering delightful marina and sea views. Coved ceiling. Ceiling light. Radiator. Power points. Curtain pole and curtains. Fitted carpet.

Living area :

Glazed sliding double door giving access to South facing balcony. Curtain pole and curtains. 2 radiators. Power points. Satellite/TV. point. Telephone point. Coved ceiling. 2 ceiling lights. Central heating thermostat. Fitted carpet.

BALCONY

South facing with superb marina and sea views. Painted balustrade. Exterior light.

BEDROOM THREE

9' 9" x 9' 5" (2.97m x 2.87m)

Window overlooking courtyard. Curtain pole and curtains. Built in wardrobes with over bed cupboards. Radiator. TV. point. Telephone point. Power points. Ceiling light. Fitted carpet.



BATHROOM

Part tiled. White suite comprising bath with Edwardian style mixer taps and hand held shower. Low level WC. Hand basin with mixer tap and Mirror with lighting. Glass shelf. Coved ceiling. Ceiling light. Radiator. Extractor fan. Tiled floor.

UPPER LANDING

Stairs from lower floor. Panelled door to fourth floor landing. Security entry phone. Smoke alarm. Power point. Two ceiling lights. Airing cupboard housing fully insulated hot water tank with immersion heater. Radiator. Fitted carpet. Hatch with drop down ladder to loft space

MAIN BEDROOM

16' 4" x 9' 8" (4.98m x 2.95m)

Glazed sliding double door giving access to South facing terrace. Curtain pole and curtains. Range of fitted wardrobes. Radiator. Power points. Coved ceiling. 2 ceiling lights. Fitted carpet.

TERRACE

South facing and running width of the property with superb far-reaching harbour, sea views and coastal views. Painted balustrade. Exterior light.

EN-SUITE SHOWER ROOM

Obscured glass window. Part tiled. Glazed shower cubicle. Hand basin with mixer tap. Mirror with striplight/shaver point over. Glass shelf. Bathroom cabinet. Radiator. Extractor fan. Coved ceiling. Ceiling light. Ceramic tiled floor.

BEDROOM TWO

18' 3" x 11' 5" (5.56m x 3.48m)

2 dormer windows overlooking inner courtyard. Roller blinds, curtain poles and curtains. Fitted double wardrobe with matching chest of drawers. Radiator. TV point. Power points. 2 ceiling lights. Fitted carpet.

EN-SUITE BATHROOM

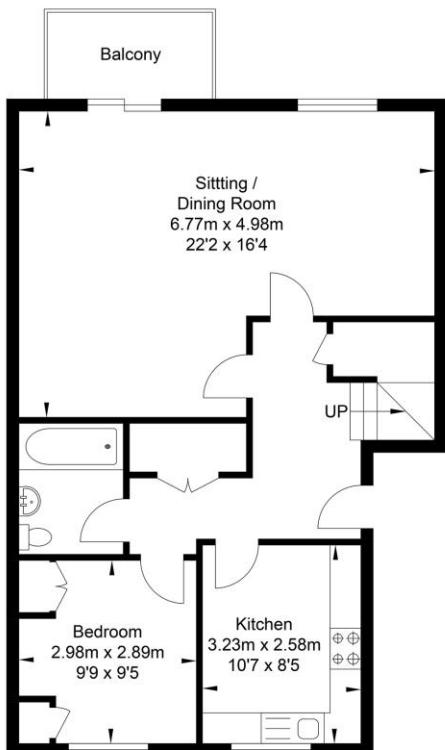
Part tiled. White suite comprising bath with Edwardian style mixer taps and hand held shower. Tiled shower cubicle with 'Deva' chrome shower. Hand basin with mixer tap. Low level WC. Mirror with striplight/shaver point over. Glass shelf. Radiator. Extractor fan. Coved ceiling. Ceiling light. Ceramic tiled floor.

GARAGE

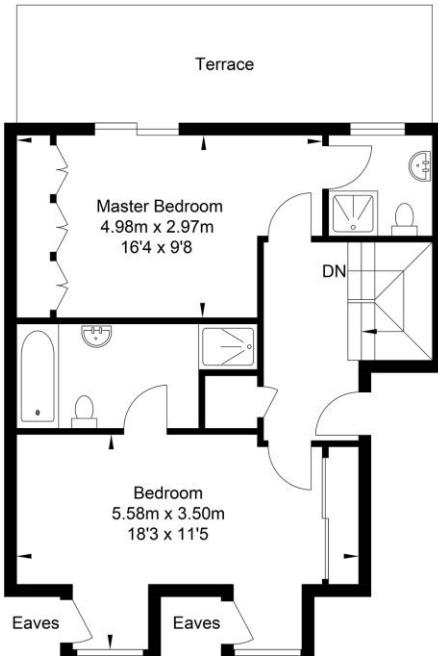
Garage with up and over door, fluorescent lighting and power points.



The Strand

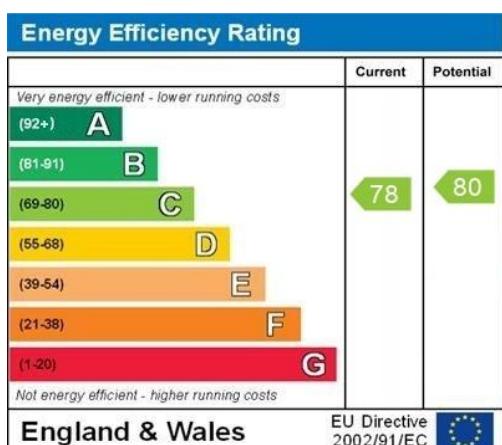


Second Floor
Approximate Floor Area
686.09 sq ft
(63.74 sq m)



Third Floor
Approximate Floor Area
512.36 sq ft
(47.60 sq m)

Approximate Gross Internal Area = 111.34 sq m / 1198.45 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



TENURE

Leasehold – 129 years remaining.

SERVICE CHARGE

£6,093.11 (2026) to include ground rent, service charge, buildings insurance and reserve fund.

LOCAL AUTHORITY

Brighton & Hove City Council

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 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.