





Collingwood Court

Brighton Marina Village, BN2 5WJ

£365,000 Leasehold

EPC Rating : B

- 2 bedroom apartment with views towards the inner harbour
- Living/dining room, balcony and fully fitted kitchen
- En-suite shower room and family bathroom
- Garage within courtyard, lease extended

H2O HOMES





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, Casino and David Lloyd Health Club. The marina also benefits from a large supermarket, and most importantly the assurance of around the clock security team backed up by experienced onsite management.

Presented in exceptionally good order, this 2 double bedroom apartment enjoys views towards the inner harbour and would make a very comfortable main home or holiday retreat! Upon entering the living/dining room your eye is immediately drawn to the water views and here there is access to the balcony. The main bedroom, which benefits from a comprehensive range of fitted furniture, equally enjoys fabulous views across to the inner harbour and gorgeous en-suite shower room. The South facing second bedroom is of a good size with a super convenient drop down bed and the family bathroom is located adjacent. The kitchen is extremely well equipped and includes all the appliances. The property has been meticulously maintained and benefits from solid engineered wood floors to all the main rooms and benefits from a garage within the courtyard. Lease extended.

ENTRY

Communal ground floor entrance with security entry system. Stairs to 3rd floor and individual door to apartment.

ENTRANCE HALL

Security entryphone. Telephone point. Cloaks cupboard with shelf, gas meter, power point and electrical distribution box. Smoke alarm. Radiator. Ceiling light. Loft hatch with drop down ladder and housing HW tank. Engineered oak wood floor.

KITCHEN

10' 6" x 5' 10" (3.2m x 1.78m)

South facing window overlooking courtyard. Roller blind. Fully fitted kitchen comprising Whirlpool electric oven, Schott Ceran induction hob with Smeg extractor hood over. Low slung stainless steel sink with mixer tap. Integrated Whirlpool fridge and freezer and slimline dishwasher. Range of fitted cupboards over and under. Concealed lighting. Solid wood worktops with glass upstands. Power points. Glowworm gas fired boiler. Ceiling light. Vinyl tiled floor.

LIVING/DINING ROOM

17' 10" x 12' 5" (5.44m x 3.78m)

North facing with views over the inner harbour. Curtain pole. Bespoke fitted wall units providing ample storage. Radiator. Power points. Satellite/TV point. Coved ceiling. 2 Ceiling lights. Engineered oak wood floor.

BALCONY
With views over the inner harbour. Exterior light. Painted balustrades.



BEDROOM ONE
19' 6" x 10' 6" (5.94m x 3.2m)
North facing window with inner harbour views. Fitted shutters. Range of fitted wardrobes with mirrored sliding doors. Radiator. Telephone and TV. points. Power points. Ceiling light. Engineered oak wood floor.

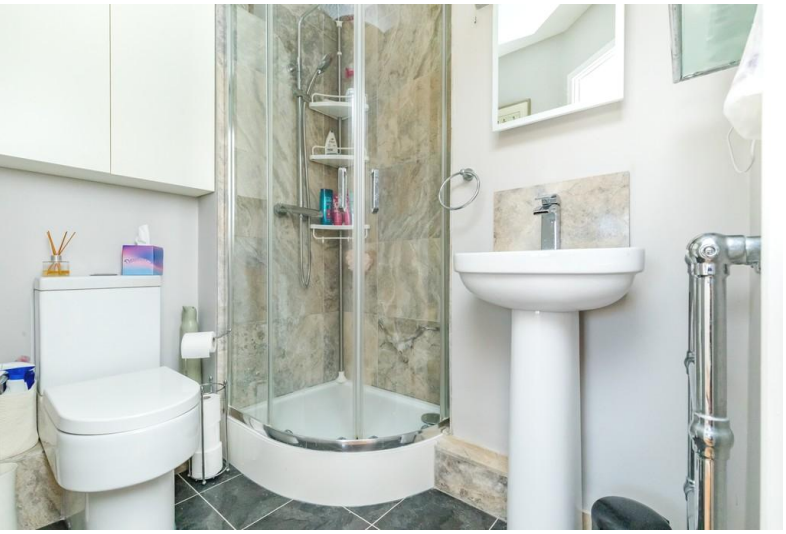
EN-SUITE SHOWER ROOM
Part tiled. Shower cubicle with rain shower head and further hand held attachment. Hand basin set in vanity unit with mixer tap. Mirrored bathroom cabinet over with lighting over. Low level WC. Further wall mounted cupboard. Chrome Victorian style heated towel rail. Extractor fan. Recessed ceiling light. Vinyl tiled floor.

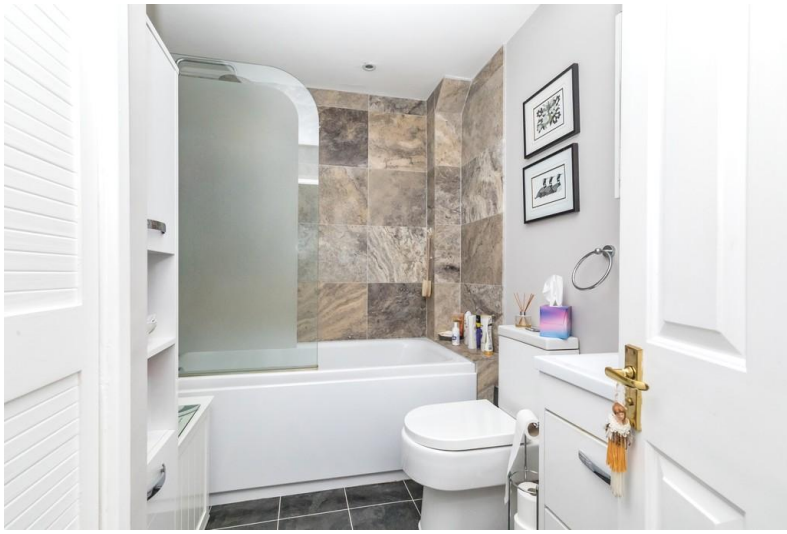
BEDROOM TWO
12' 3" x 10' 6" (3.73m x 3.2m)
South facing window overlooking inner courtyard. Fitted shutters. Drop down bed with storage. Radiator. Ceiling light. Power points. Engineered oak wood floor

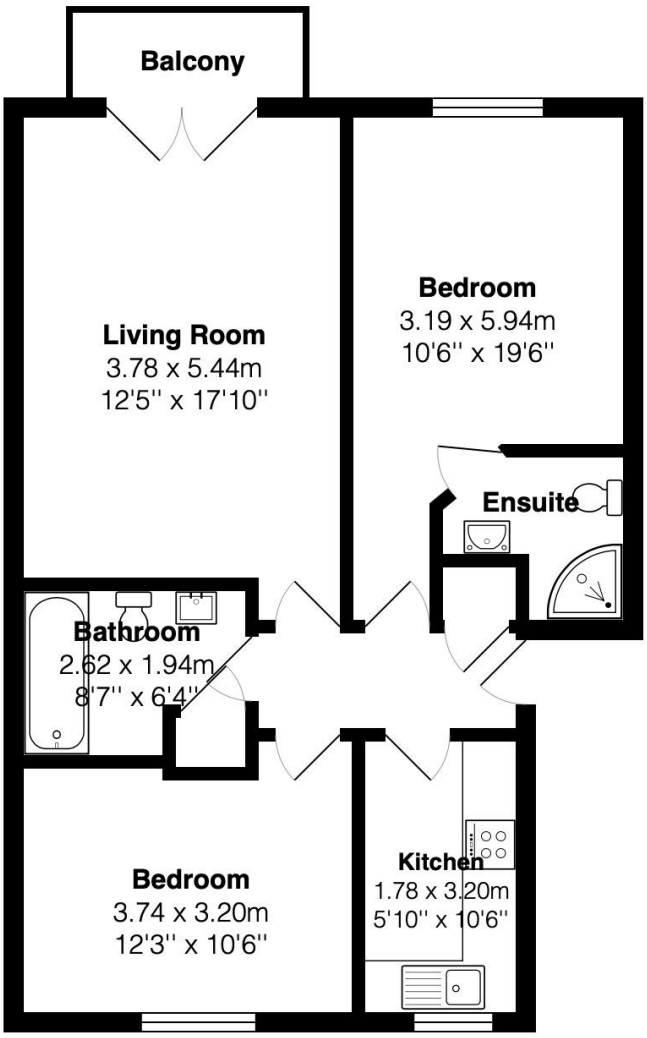


BATHROOM
8' 7" x 6' 4" (2.62m x 1.93m)
Part tiled. White suite comprising panelled bath with mixer tap, rain shower head and hand held attachment. Glazed shower screen. Hand basin with mixer tap set into vanity unit. Mirrored bathroom cabinet with lighting over. Low level WC. Airing cupboard housing washing machine and shelving. Victorian style heated towel rail. Extractor fan. Recessed ceiling lights. Vinyl tiled floor.

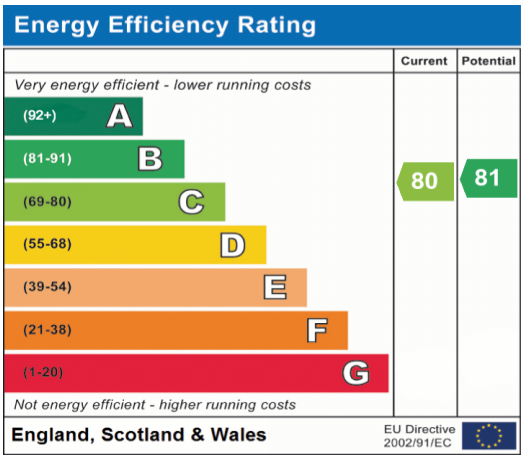
PARKING
Garage with lighting and up and over door.







Top Floor
Area: 69.1 m² ... 744 ft²



TENURE
Leasehold – 128 years remaining.

SERVICE CHARGE
£3,559.47 (2026) to include ground rent, service charge, buildings insurance and reserve fund.

LOCAL AUTHORITY
Brighton & Hove City Council

COUNCIL TAX BAND
Tax band - D

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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