





Collingwood Court

Brighton Marina Village, BN2 5WJ

£295,000 Leasehold

EPC Rating : C

- Well presented, West facing, 2 double bedroom apartment
- Views towards both the inner/outer harbours with sea glimpses
- Living/dining room, balcony and fully fitted kitchen
- En-suite, bathroom, parking space, 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 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.

Enjoying an enviable top floor position, this beautifully proportioned two bedroom apartment offers a wonderful sense of space and comfort with delightful westerly views towards both the marina's inner and outer harbours with tantalising glimpses of the sea beyond. The spacious living/dining room provides a welcoming setting for both relaxation and entertaining, with generous room for comfortable seating and dining. Double doors open onto a private West facing balcony, the perfect spot to unwind whilst soaking up the afternoon and evening sunshine and enjoying the picturesque harbour outlook. The principal bedroom shares the lovely westerly aspect, with attractive harbour views and the added luxury of its own en-suite shower room. A second generous double bedroom offers excellent versatility for visiting family, guests or a home office, with convenient direct access to the family bathroom. A well-equipped fitted kitchen completes the thoughtfully arranged accommodation. Further enhancing the appeal are an allocated parking space, an extended lease and upgraded luxury vinyl tile flooring throughout the hallway, kitchen and living/dining room. Combining generous accommodation with a delightful waterside setting, this inviting apartment offers a wonderful opportunity to embrace the relaxed charm of marina living.

ENTRY

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

ENTRANCE HALL

Security entry phone. Cloaks cupboard housing electricity distribution box, gas meter and shelf. Smoke alarm. Radiator. Ceiling light. Coved ceiling. Telephone point. Power point. Access to loft. Wood effect floor.

KITCHEN

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

East facing window overlooking courtyard. Fitted kitchen comprising Zanussi electric oven with 4 ring gas hob. Whirlpool extractor hood over. Bosch washing machine. Integrated fridge and freezer. 1½ stainless steel sink unit with mixer tap and single drainer. Worktop with tiled splash backs and range of fitted cupboards over and under. Under unit lighting. Glowworm gas boiler. Power points. Radiator. Ceiling light. Wood effect floor.

LIVING/DINING ROOM

17' 10" x 12' 3" (5.44m x 3.73m)

Glazed double doors with views towards the inner harbour and giving access to balcony. High level window. Power points. Satellite/TV point. 2 radiators. Coved ceiling. 2 ceiling lights. Wood effect floor



BALCONY

Views towards the inner harbour. Painted balustrades and exterior light.



BEDROOM ONE

19' 6" x 9' 10" (5.94m x 3m)

West facing window with views towards the outer harbour. Curtain pole and curtains. Radiator. TV point. Power points. 2 ceiling lights. Fitted carpet.

EN-SUITE SHOWER ROOM

Glazed shower cubicle. Hand basin with mixer tap. Mirror with striplight/shaver point over. Low level WC. Radiator. Extractor fan. Ceiling light. Ceramic tiled floor.

BEDROOM TWO

12' 9" x 8' 2" (3.89m x 2.49m)

East facing window with views over courtyard. Curtain pole and curtains. Airing cupboard with HW tank slatted shelf. Radiator. Power points. Ceiling light. Fitted carpet.

BATHROOM

8' 7" x 6' 4" (2.62m x 1.93m)

Panelled bath with mixer tap, wall mounted shower and glazed screen. Hand basin with mixer tap. Wall mounted mirror with striplight/shaver point over. Low level WC. High level window. Radiator. Ceiling light. Extractor fan. Ceramic tiled floor.

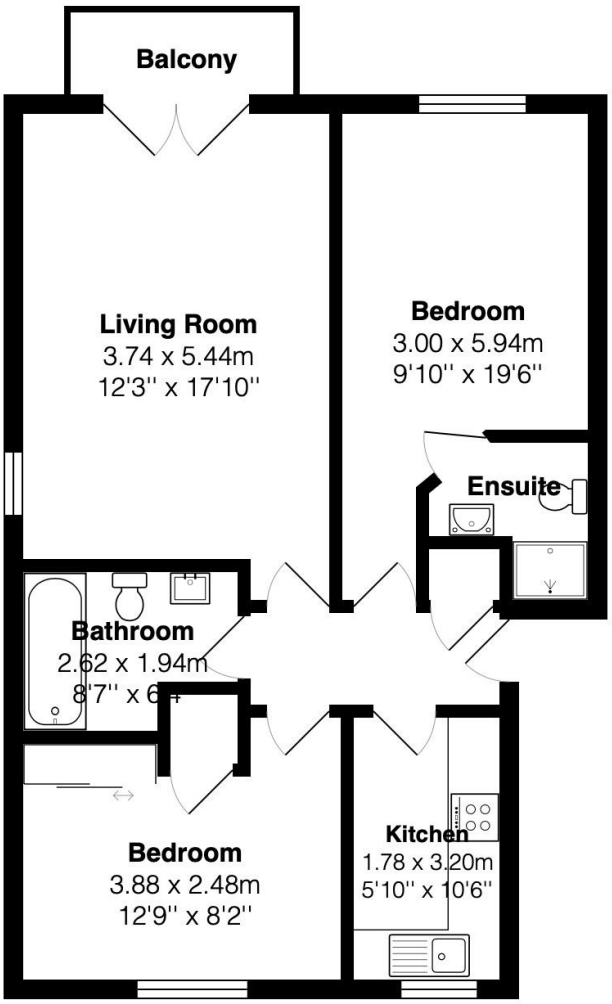


PARKING

Allocated adjacent to the property.

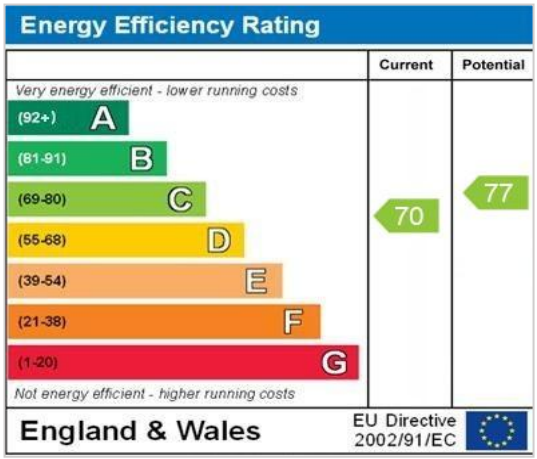






First Floor

Area: 68.0 m² ... 732 ft²



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

TENURE
Leasehold – 128 years remaining

LOCAL AUTHORITY
Brighton & Hove City Council

COUNCIL TAX BAND
Tax band - E

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 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