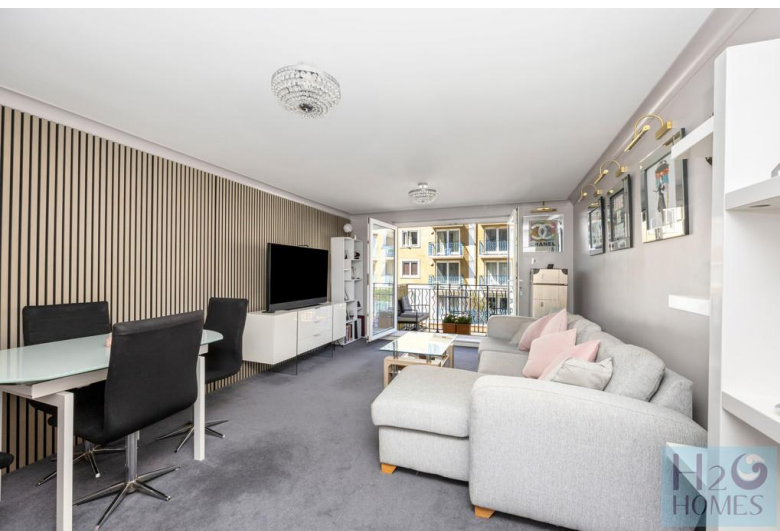




Collingwood Court

Brighton Marina Village, BN2 5WJ

£365,000 Leasehold

EPC Rating : C

- Immaculate 1st floor, 2 bedroom apartment
- Living/dining room, West facing balcony
- Updated kitchen and en-suite shower room
- Bathroom, rarely available carport, 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 around the clock security team backed up by experienced onsite management.

Immaculately presented throughout, this stylish 1st floor apartment enjoys a splendid outlook towards the marina's outer harbour, complemented by a desirable West facing balcony – the perfect spot to relax and enjoy the afternoon and evening sun. The beautifully updated kitchen has been thoughtfully designed with a sleek, contemporary finish and a range of integrated appliances, creating a smart yet practical space for everyday cooking. The generous living room provides an inviting space in which to relax and entertain, enhanced by an attractive acoustic wood panelled feature wall. From here, doors open directly onto the West facing balcony, where super views towards the outer harbour provide a wonderful backdrop. The principal bedroom also benefits from views towards the harbour and features fitted with a beautifully upgraded en-suite shower room. A second well proportioned double bedroom, complete with a large fitted wardrobe, provides excellent guest accommodation or the flexibility to create a comfortable home office. A family bathroom completes

the internal accommodation. Further enhancing the appeal of this superb apartment is a Hive smart heating system, a rarely available carport, while the extended lease provides additional peace of mind for prospective purchasers. Combining a stylish interior, excellent storage, attractive marina outlook and valuable parking, this is an impressive apartment that deserves to be viewed.

ENTRY

Communal ground floor entrance with security entry system. Stairs to 1st floor and individual door to apartment.

ENTRANCE HALL

Security entry phone. Cloaks cupboard housing electricity distribution box and gas meter. Smoke alarm. Radiator. Ceiling light. Coved ceiling. Power point. Fitted carpet.

KITCHEN

10' 1" x 5' 10" (3.07m x 1.78m)

Fitted kitchen comprising electric oven and 4 ring induction hob with extractor hood over. Integrated fridge, freezer, dishwasher and washing machine. Stainless steel underslung sink with mixer tap. Composite marble worktops with matching upstands. Range of fitted cupboards over and under. Under unit lighting. Power points. Glowworm combination gas fired boiler. East facing window overlooking courtyard. Vertical blind. Ceiling light. Ceramic tiled floor.

LIVING/DINING ROOM

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

French doors with fitted pleated blinds giving access to balcony. Feature acoustic soundproof wood panelled wall. Power points. Satellite/TV point. Telephone point. 2 radiators. Coved ceiling. 2 ceiling lights. Fitted carpet.

BALCONY

West facing with painted balustrade and views towards outer harbour. Exterior light.

BEDROOM ONE

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

West facing windows with views towards the outer harbour. Vertical blind. Range of fitted wardrobes providing ample storage. Telephone and TV points. Power points. 2 ceiling lights. Fitted carpet.

EN-SUITE SHOWER ROOM

Glazed shower cubicle with chrome rain shower head and further hand held attachment. Vanity wash hand basin with mixer tap. Mirror with integral lighting and striplight/shaver point over. Low level WC. Radiator. Extractor fan. Ceiling light. Ceramic tiled floor.

BEDROOM TWO

12' 9" x 7' 9" (3.89m x 2.36m)

East facing window with views over courtyard. Vertical blind. Large double fitted wardrobe. Radiator. Power points. Ceiling light. Airing cupboard. Fitted carpet.



BATHROOM

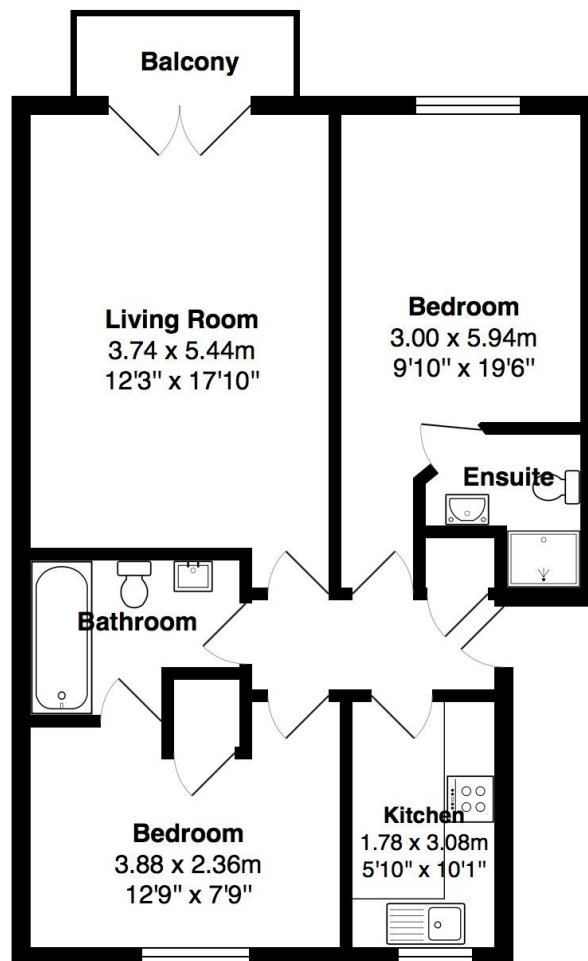
Panelled bath with hand held shower and mixer tap. Low level WC. Vanity hand basin with mixer tap. Mirror and striplight/shaver point over. Radiator. Ceiling light. Extractor fan. Vinyl floor.



PARKING SPACE

Allocated carport within the courtyard.





First Floor
Area: 67.3 m² ... 724 ft²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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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 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