





Collingwood Court

Brighton Marina Village, BN2 5WJ

£290,000 Leasehold

EPC Rating : C

- Very well presented top floor, 2 bedroom apartment
- Living/dining room with balcony, fully fitted kitchen
- En-suite shower room, bathroom, part boarded loft
- Rarely available garage, lease extended, chain free

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.

Keenly priced and presented in excellent condition throughout, this spacious two double bedroom apartment enjoys super views towards the inner harbour and would make an ideal permanent residence or holiday retreat. Upon entering, the bright and welcoming living/dining room immediately draws your attention to the water views and with direct access to the balcony it's the perfect spot for relaxing or entertaining! Equally with peaceful views the principal bedroom benefits from a range of fitted furniture and a nicely appointed en-suite shower room. Being of a good double size the second bedroom can easily be used as a home office or comfortable guest accommodation if desired and enjoys access to the family bathroom. The well equipped kitchen has everything you need and includes a range of appliances. Further benefits include a garage within the courtyard and an extended lease for added peace of mind.

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 and electrical distribution box. Smoke alarm. Radiator. Ceiling light. Access to part boarded loft. Fitted carpet.

KITCHEN

10' 4" x 5' 9" (3.15m x 1.75m)

South facing window overlooking courtyard. Fully fitted kitchen comprising Hotpoint electric oven, induction hob with extractor hood over. Composite 1½ sink with mixer tap and drainer. Integrated Whirlpool fridge and freezer. Indesit washing machine. Range of fitted cupboards over and under. Concealed lighting. Worktops with tiled splashbacks. Power points. Ceiling light. Ceramic tiled floor.

LIVING/DINING ROOM

19' 4" x 12' 0" (5.89m x 3.66m)

North facing sliding French doors with views over the inner harbour. Curtain pole and curtains. High level window. Radiator. Power points. TV point. Coved ceiling. 2 Ceiling lights. Fitted carpet.



BALCONY

With views towards the inner harbour. Exterior light.



BEDROOM ONE

19' 4" x 9' 9" (5.89m x 2.97m)

North facing window with inner harbour views. Fitted shutters. Range of fitted wardrobes with over bed cupboards. Radiator. Telephone and T.V points. Power points. 2 ceiling lights. Fitted carpet.

EN-SUITE SHOWER ROOM

Part tiled. Glazed shower cubicle with Grohe chrome wall mounted shower. 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' 0" x 10' 4" (3.66m x 3.15m)

South facing window overlooking inner courtyard. Fitted shutters. Fitted double wardrobe. Worcester gas combination boiler. Large storage cupboard. Radiator. Ceiling light. Power points. Fitted carpet.

BATHROOM

Part tiled. High level window. White suite comprising panelled bath with mixer tap and hand held attachment. Hand basin with mixer tap. Mirrored bathroom cabinet with lighting over. Low level WC. Radiator. Extractor fan. Recessed ceiling lights. Ceramic tiled floor.

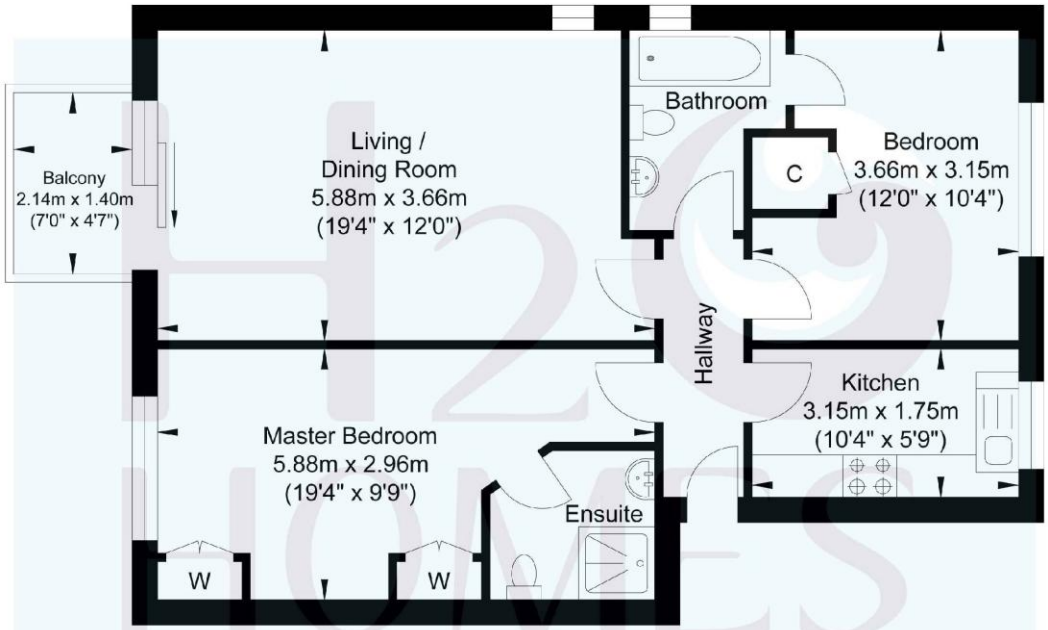
PARKING

Garage with lighting and up and over door. High level window. Power points.



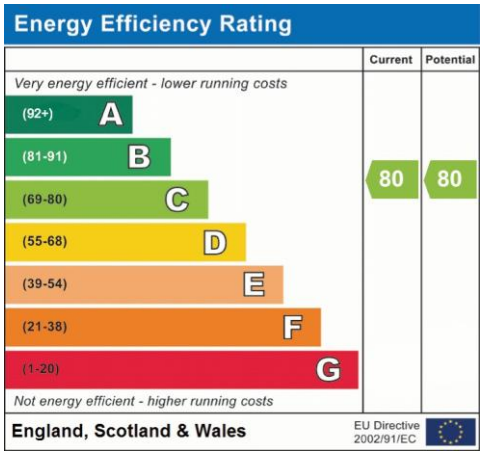


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Third Floor
Approximate Floor Area
661.98 sq ft
(61.50 sq m)

Approximate Gross Internal Area = 61.50 sq m / 661.98 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



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