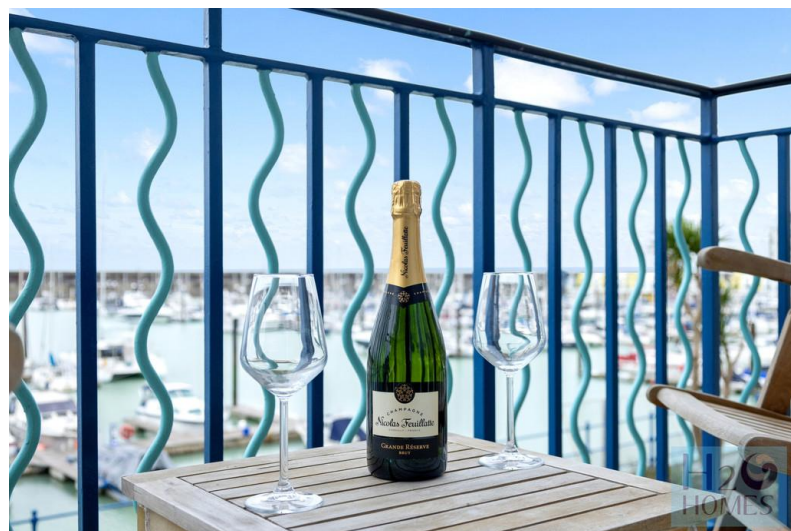




Collingwood Court

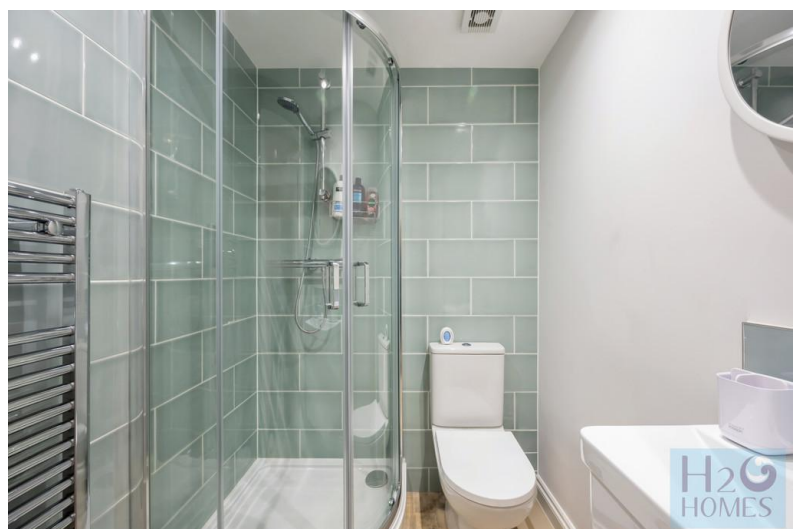
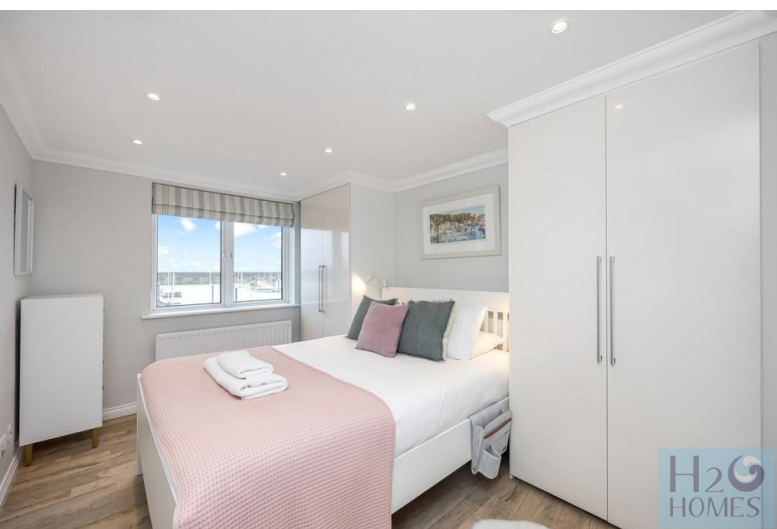
Brighton Marina Village, BN2 5WH

£525,000 Leasehold

EPC Rating : B

- Rarely available, immaculately presented, 3 bedroom apartment
- Fantastic direct South facing outer harbour views
- Open plan kitchen/living area with balcony
- En-suite, further bathroom, parking space, lease extended
- Furniture available by separate negotiation

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 hour supermarket, and most importantly the assurance of around the clock security team backed up by experienced onsite management.

Rarely available, and one of only two apartments of this particular layout on one level, this exceptional three bedroom home simply oozes quality and style. Enjoying a highly desirable South facing position, the apartment occupies an enviable setting with superb, uninterrupted views directly across the outer harbour. At the heart of the home is the wonderfully bright and spacious open plan kitchen/living room, where the fabulous South facing aspect perfectly showcases the spectacular outlook. It is the perfect place to relax, entertain and enjoy the ever-changing seascapes and activity across the harbour, with direct access onto a South facing balcony providing an ideal spot for taking in the views. The impressive main bedroom is equally appealing, enjoying those fabulous direct marina views and complemented by a luxurious en-suite shower room. Spacious bedroom two benefits from fitted wardrobes and is conveniently positioned adjacent to the beautifully appointed, contemporary main bathroom. A versatile third bedroom provides an excellent single bedroom, while also lending itself

perfectly to use as a stylish home office or study if preferred. Further enhancing this superb apartment is an allocated parking space within the courtyard while for additional convenience and peace of mind, the lease has also been extended. Unusually, the communal area is shared with just two other apartments, adding to the feeling of privacy and exclusivity. In summary, this beautifully presented home enjoys a fantastic waterside position, combining stylish accommodation, a sunny South facing aspect and truly captivating harbour views, with the added benefit of the furniture being available by separate negotiation.

ENTRY

Communal ground floor entrance with security entry system. Stairs to 2nd floor and individual door to apartment.

ENTRANCE HALL

Security entryphone. Smoke alarm. Storage cupboard housing gas meter and shelving. Airing cupboard with slatted shelf. Telephone point. Radiator. Coved ceiling. Recessed ceiling lights. Karndean wood effect floor.

OPEN PLAN KITCHEN/LIVING ROOM

17' 11" x 16' 9" (5.46m x 5.11m)

Kitchen area:

Fitted kitchen with range of wall and base units. Under unit lighting. Electric induction hob and fan assisted oven. Integrated fridge, freezer, dishwasher and washer/dryer. Stainless sink with drainer and mixer tap.

Marble effect worktops with matching upstands, splashbacks and breakfast bar. Power points with USB points. Vaillant gas combination boiler. Electrical distribution box. Recessed ceiling lights. Karndean wood effect floor.

Living area:

South facing double glazed windows with Roman blind overlooking the outer harbour. 2 radiators. Power points. T.V point. Recessed ceiling lights. Double glazed sliding patio doors with Roman blinds giving access to balcony and offering delightful views across the marina's outer harbour. Karndean wood effect floor.

BALCONY

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

BEDROOM ONE

17' 11" x 9' 4" (5.46m x 2.84m)

South facing windows with Roman blind and views over the outer harbour. 2 large fitted double wardrobes. Radiator. T.V point. Power points. Coved ceiling. Recessed ceiling lights. Karndean wood effect floor.

EN-SUITE SHOWER ROOM

5' 11" x 5' 0" (1.8m x 1.52m)

Contemporary white suite comprising corner shower cubicle with power shower and sliding glazed doors. Wall hung vanity hand basin with mixer tap and mirror over. Low level WC. Chrome heated towel rail. Extractor fan. Recessed ceiling lights. Karndean wood effect floor.

BEDROOM TWO

11' 7" x 8' 7" (3.53m x 2.62m)

North facing window overlooking courtyard with fitted Roman blind. Triple fitted wardrobe. Radiator. T.V point. Telephone point. Power points. Coved ceiling. Recessed ceiling lights. Karndean wood effect floor.

BEDROOM THREE

9' 9" x 6' 9" (2.97m x 2.06m)

North facing window overlooking courtyard with fitted Roman blind. Radiator. T.V point. Power points. Recessed ceiling lights. Karndean wood effect floor.

BATHROOM

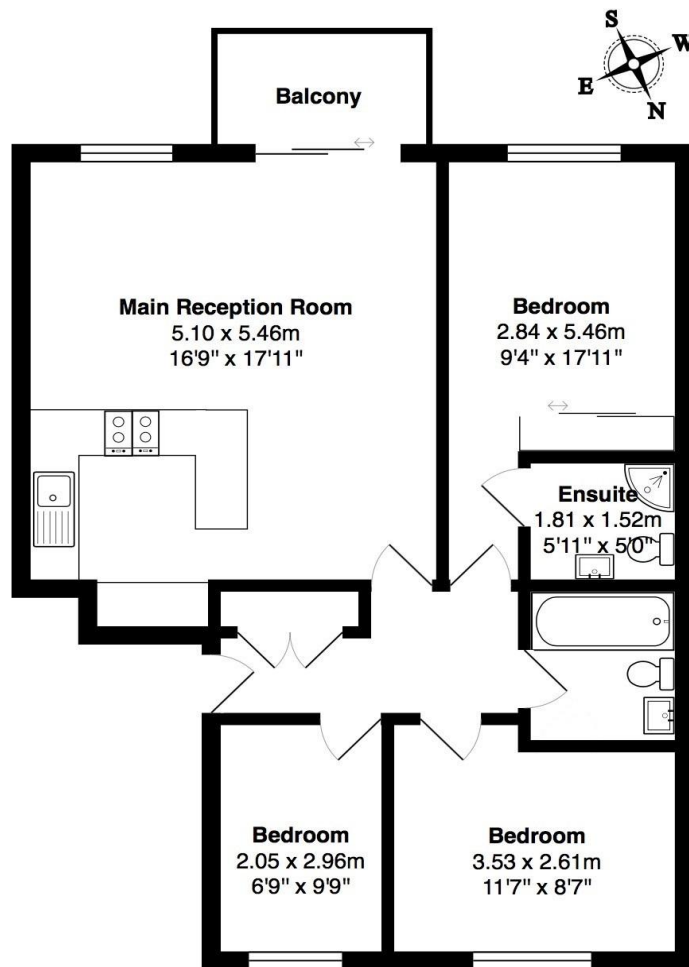
Panelled bath with wall mounted shower over and glazed screen. Wall hung vanity hand basin with large wall mirror over. Low level WC. Chrome heated towel rail. Recessed ceiling spot lights. Extractor fan. Karndean wood effect floor.



PARKING

Allocated within the courtyard.





Second Floor
Area: 72.9 m² ... 785 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

SERVICE CHARGE

£3,997.38 (2026) to include ground rent, service charge, insurance and reserve fund.

TENURE

Leasehold – 128 years remaining

COUNCIL TAX BAND

Tax band E

LOCAL AUTHORITY

Brighton & Hove City Council

OFFICE

34 Waterfront, Brighton Marina Village,
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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