



## Collingwood Court

Brighton Marina Village, BN2 5WH

**£585,000** Leasehold

EPC Rating : C

- East facing, 3 double bedroom penthouse
- Views towards the outer harbour and sea
- Living room, stunning kitchen/dining room
- 3 en-suites, balcony, terrace, garage and lease extended

**H<sub>2</sub>O**  
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 (London Victoria 54 mins). 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 24 hour supermarket, and most importantly the assurance of a round the clock security team backed up by experienced onsite management establishing its reputation as a very attractive and sought after location to live, work and play.

What a wonderful way to start the day taking in the morning sunshine and delightful views towards the marina's outer harbour and out to sea from this fabulous 3 bedroom penthouse. Upon entry the welcoming hallway benefits from a large storage/airing cupboard and further useful storage under the stairs. On this level there are 2 double bedrooms, both with upgraded en-suites and the stunningly refurbished kitchen/dining room with access to the East facing balcony. On the upper level there is a further double bedroom also with an upgraded en-suite and the spacious living room leading onto the East facing terrace affording great harbour and sea views. The property benefits from a garage with a remote controlled up and over door and the lease has been extended.

#### ENTRY

Communal ground floor entrance with security entry system. Stairs to 3rd floor.

#### ENTRANCE HALL

Individual door to lower floor of apartment. Security entry phone. Airing cupboard housing radiator, slatted shelf and gas meter. Under stairs storage cupboard. Electrical distribution box. Radiator. Telephone point. Coved ceiling. 2 ceiling lights. Fitted carpet. Stairs to upper floor.

#### KITCHEN/DINING ROOM

18' 6" x 12' 8" (5.64m x 3.86m)

East facing french doors to balcony with views towards the outer harbour and sea. Fitted shutters. Contemporary radiator. Satellite/TV point. Fully fitted Schwarz kitchen comprising AEG induction hob with concealed extractor hood over. Stainless steel AEG oven and microwave/combination oven. Integrated AEG fridge, freezer, dishwasher and washing machine. Wine cooler. Stainless steel underslung 1½ sink with mixer tap. Composite worktops with glass splashbacks. Range of fitted units and lit display cabinets. Concealed under unit lighting. Worcester wall mounted gas combination boiler. Power points and further concealed power points. Coved ceiling with concealed lighting. Recessed ceiling lights. Vinyl floor.

#### BALCONY

East facing offering lovely views towards the marina and sea. Painted balustrade. Exterior light.



### BEDROOM ONE

18' 2" x 9' 5" (5.54m x 2.87m)

East facing window with views towards the outer harbour and sea. Fitted shutters. Range of fitted wardrobes with matching bedside cabinets and over bed cupboards. Satellite/T.V point. Telephone point. Power points. 2 radiators. Ceiling light. Fitted carpet.

### EN-SUITE SHOWER ROOM

Fully tiled. Large walk-in shower with rain shower head and further hand held attachment. Glazed screen. Wash hand basin with mixer tap set on vanity unit. Mirrored bathroom cabinet with integral sensor lighting over. Low level WC. Chrome heated towel rail. Extractor fan. Recessed ceiling lights. Ceramic tiled floor.

### BEDROOM TWO

16' 6" x 8' 8" (5.03m x 2.64m)

2 West facing windows overlooking inner courtyard. Curtain tracks and curtains. Radiator. Power points. Remote control ceiling light with fan. Fitted carpet. Access to bathroom.

### EN-SUITE BATHROOM

8' 6" x 6' 3" (2.59m x 1.91m)

Fully tiled. White suite comprising bath with mixer tap and hand held shower. Wash hand basin set in vanity unit with mixer tap. Low level WC with concealed cistern. Heated towel rail. Extractor fan. Ceiling light. Ceramic tiled floor.

### LANDING

Door giving access to 4th floor landing and communal stairway. Individual security entry phone. Coved ceiling with ceiling light. Hatch to boarded and lit loft. Fitted carpet.

### LIVING ROOM

22' 7" x 10' 6" (6.88m x 3.2m)

East facing window with offering super views towards the outer harbour and sea. Curtain track and curtains. Feature wall mounted electric fire. Fitted wall cabinet and further low level fitted cupboards. Satellite/TV point. Telephone point. Power points. Coved ceiling. 2 ceiling lights. Fitted carpet. Glazed French doors with curtain track and curtains leading to terrace.

### TERRACE

East facing and running length of living room with superb views towards the outer harbour and sea. Painted balustrades. Exterior light.

### BEDROOM THREE

12' 9" x 12' 8" (3.89m x 3.86m)

West facing window overlooking inner courtyard. Curtain track and curtains. Telephone point. Radiator. Power points. Coved ceiling. Ceiling light. Fitted carpet.

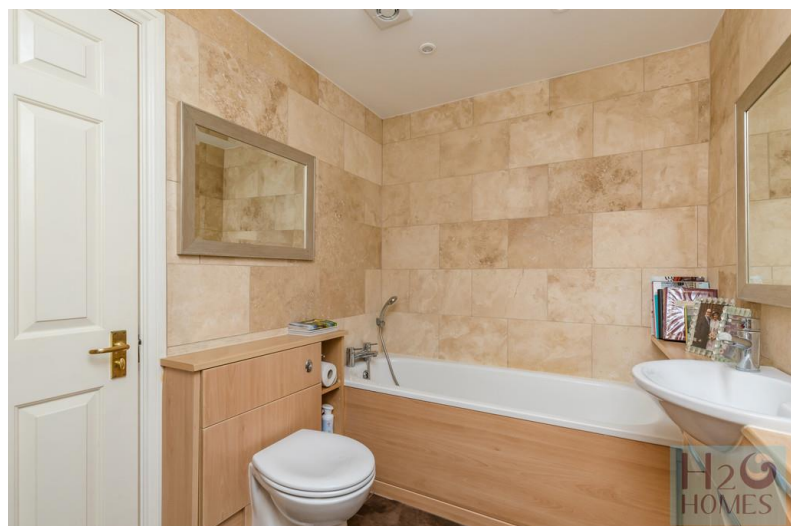
### EN-SUITE SHOWER ROOM

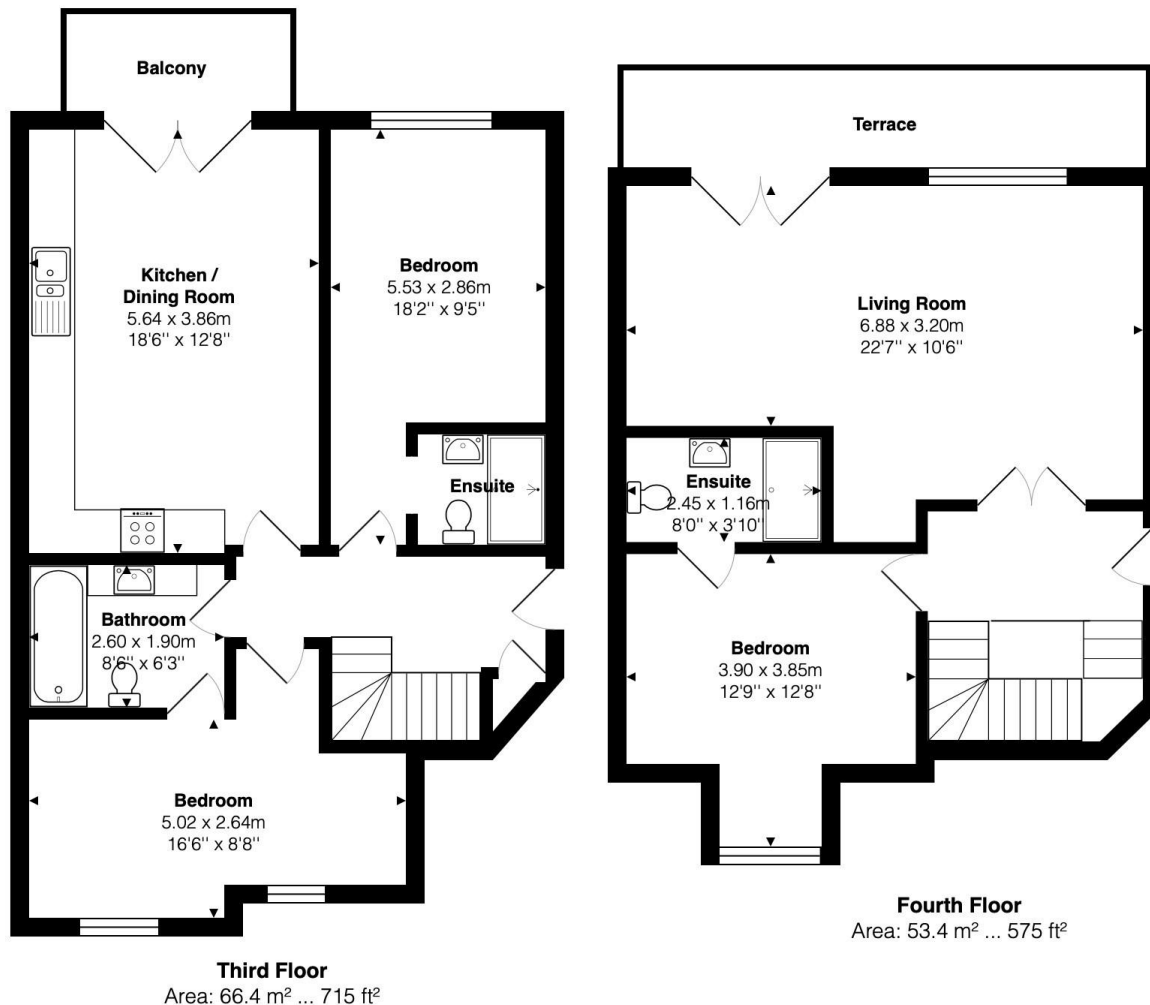
8' 0" x 3'10" (2.45m x 1.16m)

Part tiled. Shower cubicle with integrated shower. Hand basin with mixer tap set onto vanity unit. Mirror with shaver point over. Low level WC with concealed cistern. Heated towel rail. Extractor fan. Ceiling light. Vinyl floor.

### GARAGE

Garage with remote control up and over door, fluorescent lighting and power points.





Total Area: 119.8 m<sup>2</sup> ... 1290 ft<sup>2</sup> (excluding balcony)

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   C	81   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### TENURE

Leasehold – 132 years remaining.

### SERVICE CHARGE

£5,436.66 per annum (2023) to include ground rent, service charge, buildings insurance and reserve fund.

### COUNCIL TAX BAND

Tax band G.

### LOCAL AUTHORITY

Brighton & Hove City Council.

### 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 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