



Collingwood Court

Brighton Marina Village, BN2 5WH

£715,000 Leasehold

EPC Rating: C

- Southeast facing 3 bedroom apartment
- Stunning marina, sea and coastal views
- Separate kitchen, dining room and living room
- 3 refurbished shower/bathrooms
- Wraparound terrace, balcony, garage, extended lease

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 (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. The exciting new residential and leisure development is further enhancing the Marina and its well established reputation as a very attractive and sought after location to live, work and play.

A very rare opportunity has arisen to acquire this immaculately presented Southeast facing 3 double bedroom apartment with stunning outer harbour, sea and coastal views. The bright hallway flows beautifully leading to the kitchen, separate dining room with access to the Southeast facing balcony and 2 double bedrooms. Bedroom 2 enjoys fitted wardrobes with a fabulous contemporary refurbished en-suite shower room and bedroom 3 has a cleverly concealed drop down bed for occasional guests, fitted wardrobes and matching units. Adjacent to this bedroom there is another super refurbished shower room with underfloor heating. Moving upstairs the living room wows with it's dual aspect and French doors leading to the wraparound terrace taking in those fantastic panoramic views. The main bedroom equally enjoys marina and sea views and has plenty of storage with access to the terrace and a delightful refurbished en-suite bathroom. The property comes with a garage and the lease has been extended.

ENTRY

Communal ground floor entrance with security entry system. Stairs to 3rd floor. Individual door to apartment lower floor.

ENTRANCE HALL

Security entry phone. Smoke alarm. Telephone point. Central heating thermostat controls. Cloaks cupboard with shelving, gas meter and electrical distribution box. Large airing cupboard housing fully insulated hot water tank with immersion heater and slatted shelving. Radiator. Power point. Coved ceiling. 3 ceiling light points. Fitted carpet. Staircase to upper floor.

KITCHEN

13' 2" x 8' 2" (4.01m x 2.49m)
 South facing window directly overlooking the outer harbour and sea. Fully fitted kitchen comprising Neff electric fan assisted oven with electric hob and extractor hood over. Integrated Whirlpool fridge, freezer, Bosch dishwasher and eye level microwave. Hotpoint washer/dryer. Stainless steel 1½ sink and with mixer tap and inset Granilite drainer. Range of fitted wall and base units. Concealed under unit lighting. Granilite worktops and breakfast bar with tiled splashbacks. Power points. Glow-worm Ultimate gas boiler. Central heating programme controls. Radiator. 2 ceiling lights. Ceramic tiled floor.

DINING ROOM

13' 2" x 11' 6" (4.01m x 3.51m)
 South facing window with outer harbour and sea views. Fitted pleated blinds. Radiator. Power points. Coved ceiling. Ceiling light point. Fitted carpet. Glazed French doors with fitted venetian blinds giving access to the balcony.

BALCONY

Southeast facing with marina, sea and coastal views. Exterior light. Painted balustrade.

BEDROOM TWO

12' 6" x 10' 2" (3.81m x 3.1m)

East facing window with fitted pleated blinds giving views towards the outer harbour and sea. Range of fitted wardrobes with vanity drawers and over head cupboards. Power points. Ceiling light. Fitted carpet.

EN-SUITE SHOWER ROOM

Part tiled. Beautifully refurbished contemporary suite with walk-in 'Bagnodesign' chrome shower with rain shower head and further hand held attachment. Glazed shower screen. Inset shelf. Hand basin with mixer tap set on floating vanity unit. Low level WC with concealed cistern. Heated chrome towel rail. Recessed ceiling lights. Extractor fan. Ceramic tiled floor with underfloor heating.

BEDROOM THREE

11' 10" x 9' 6" (3.61m x 2.9m)

East facing window with fitted pleated blinds giving views towards the outer harbour and sea. Fitted double wardrobe with cleverly concealed drop down bed and plinth lighting. Matching fitted shelving, desktop and drawers. Radiator. TV point. Power points. Ceiling light. Fitted carpet.

SHOWER ROOM

Part tiled. Beautifully refurbished contemporary suite with walk-in 'Bagnodesign' chrome shower with rain shower head and further hand held attachment. Inset lit shelf. Glazed shower screen. Hand basin with mixer tap set on floating vanity unit. Low level WC with concealed cistern. Heated chrome towel rail. Recessed ceiling lights. Extractor fan. Ceramic tiled floor with underfloor heating.

LANDING

Stairs from lower floor. Security entry phone. Power points. Coved ceiling. Ceiling light point. Fitted carpet.

LIVING ROOM

24' 3" x 16' 4" (7.39m x 4.98m)

South facing window with fitted pleated blind giving views over outer harbour and sea. Satellite/T.V point. Radiator. Power points. Telephone point. Door to communal stairwell. Coved ceiling. 2 ceiling light points. 'Woodpecker' flooring. 2 sets of French doors with fitted venetian blinds giving access to the terrace.

TERRACE

South and Southeast facing terrace running the length of living room and offering far-reaching harbour, sea and coastal views. Painted balustrades. Two exterior lights.

BEDROOM ONE

15' 3" x 10' 5" (4.65m x 3.18m)

Range of fitted furniture giving storage and hanging space with matching overbed cupboards. Radiator. Power points. Hatch to part boarded and lit loft space with drop down ladder. Concealed door to communal stairwell. Ceiling light point. Fitted carpet. East facing French doors with fitted pleated blinds giving access to terrace.

TERRACE

East facing terrace running length of bedroom with far-reaching harbour and sea views. Painted balustrades. Exterior light.

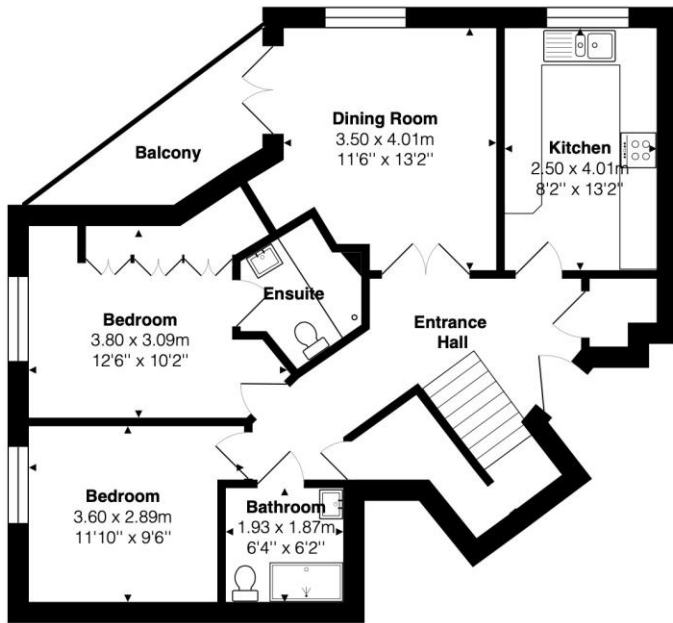
EN-SUITE BATHROOM

8' 5" x 7' 5" (2.57m x 2.26m) Part tiled. East facing obscure glazed window. Beautifully refurbished contemporary comprising panelled bath with mixer tap and hand held shower attachment. Display shelves. Wash hand basin with mixer tap set on floating vanity unit. Mirrored bathroom cabinet with integral sensor lighting and shaver point. Low level WC with concealed cistern. Heated towel rail. Ceiling light. Extractor fan. 'Amtico' flooring.

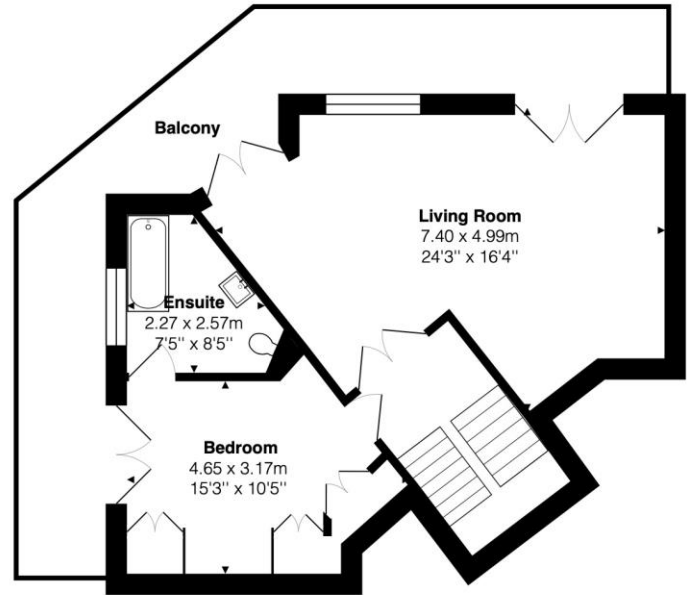
GARAGE

Ground floor garage with remote controlled up and over door. Fluorescent lighting and power points.





Third Floor
Area: 71.8 m² ... 773 ft²



Fourth Floor
Area: 53.5 m² ... 576 ft²

Total Area: 125.3 m² ... 1349 ft² (excluding balcony)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	79
(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

£5,846.13 per annum (2024) to include ground rent, service charge, insurance and reserve fund.

TENURE

Leasehold – 132 years remaining.

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