

Paul Bott & Co



- Four Double Bedroom Home
- Three Bathrooms
- Sauna
- 26Ft Kitchen Dinning Room.

4 Trafalgar Gate, Brighton Marina Village, Brighton, BN2 5UY

Asking Price Of £1,250,000

A home that is simply and truly exceptional. Set in the exceptional Trafalgar Gate in the Marina, is this stunning four bedroom, three bathroom home. Off road parking for multiple cars, garage, private mooring, 26 Ft kitchen dining room, underfloor heating. West facing balcony, the location provides security, rubbish clearance, in essence living in Trafalgar Gate is like being on a 5 star holiday.



Property Description

This house is set within a secure, quiet, and calm gated community within Brighton Marina. The environment is exceptionally well kept and benefits from a refuse collection twice a day seven days a week. There is also 24-hour security and private mooring. There is private parking for two cars and a good-sized electric door garage. High quality improvements have been made to this spacious and comfortable home. The kitchen is a large open plan space which opens out onto a waterside terrace. It is stylish and practical with integrated appliances from NEFF and is ideal for both entertaining and family life. Set on the ground floor, this area is full of light and looks out onto the inner Harbor. Leading from here is a utility room with space for a washing machine and tumble dryer and door through to the garage. There is also a study and WC on this level. A contemporary staircase leads to the first floor opening to a spacious lounge and to the master bedroom with adjoining dressing room and en-suite. This bedroom is luxurious and comfortable and has a range of built-in wardrobes. The large lounge has a balcony which is suitable for a table and chairs and is a lovely place to sit as the sun sets over the marina. The third floor includes three double bedrooms, one of which has an en-suite shower room and dressing area. The family bathroom has a jacuzzi bath with shower and also includes a sauna. The house has underfloor heating on the ground and first floors which works well with high ceilings and ensures a high level of comfort and economy even in the coldest weather. There are integrated speakers in the kitchen, family bathroom and the master en-suite for connection to your choice of sound system neatly hidden in cupboards. Similarly concealed network cables have also been installed allowing modern computer, games, and entertainment equipment to be installed seamlessly. This house makes an ideal luxury family home or an idyllic holiday property.





Approximate Gross Internal Area
2576 sq ft / 239.3 sq m



%epcGraph_c_1_334%

This plan for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass before making any decisions upon them.

29 Upper St James Street,
Brighton, East Sussex, BN2 1JN

www.paulbottandcompany.co.uk
01273 605530
info@paulbottandcompany.co.uk

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.