



Collingwood Court

Brighton Marina Village, BN2 5WH

£649,950 Leasehold

EPC Rating : C

- South facing 3 bedroom penthouse with harbour, sea & coastal views
- Spacious kitchen/dining room, separate living room
- 2 en-suites, main bathroom, South facing balcony & terrace
- Air conditioning, garage & lease extended

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.

With a fantastic South facing aspect this well presented 3 double bedroom penthouse delights with fantastic direct outer harbour, sea and coastal views. The hallway, with storage aplenty, naturally draws you into the large kitchen/dining room which has been designed for entertaining friends and family to gather alike! The separate living room is an oasis of calm with stunning views over the marina and sea and has access onto the balcony. Adjacent to the living room is bedroom 3 (currently used as a study) with equally appealing views and further on this level there is a full bathroom. Up to the top floor and the bright main bedroom with en-suite shower room enjoys wonderful views over the harbour and sea with access to the terrace. There is a further spacious double bedroom with equally spacious en-suite bathroom. The property has been updated throughout and most notably has air conditioning in all the main rooms and a water softener system. There is a garage for parking and the lease has been extended.

ENTRY

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

ENTRANCE HALL

Double storage cupboard with hanging space, storage shelves, electricity distribution box, gas meter and power

point. Further deep understairs storage cupboard with power point and light. Security entry phone. Smoke alarm. Telephone point. Radiator. Power points. Coved ceiling. 2 ceiling lights. Tiled floor. Stairs to upper floor.

KITCHEN/DINING ROOM

18' 7" x 10' 10" (5.66m x 3.3m)

Fully fitted kitchen with fitted appliances comprising electric fan assisted double oven, Baumatic induction hob with extractor hood over. 2 integrated Blomberg fridge/freezers. Freestanding Meile dishwasher, washing machine and Blomberg condensing tumble dryer. Franke stainless steel sink with mixer tap, filtered water tap and drainer. Range of fitted base and wall cupboards with concealed lighting under. Lit display cabinets. Worktops with tiled splashbacks. Power points. Telephone point. TV point. Vaillant gas boiler. 2 North facing windows overlooking courtyard. Curtain pole, curtains and roller blinds. 2 ceiling lights. Ceramic tiled floor.

LIVING ROOM

16' 7" x 12' 5" (5.05m x 3.78m)

French doors giving access to the South facing balcony with views directly over the marina and sea. Vertical blind, curtain pole and curtains. Air conditioning unit. 2 radiators. Satellite/TV point. Telephone point. Power points. Coved ceiling. 2 ceiling lights. Fitted carpet.

BALCONY

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

BEDROOM THREE

11' 3" x 9' 10" (3.43m x 3m)

Currently used as a study. South facing window offering delightful marina and sea views. Roller blind. Range of fitted furniture. Air conditioning unit. Radiator. Power points. Coved ceiling. Ceiling light. Tiled floor.

BATHROOM

6' 11" x 5' 9" (2.11m x 1.75m) Fully tiled. Contemporary suite comprising panelled bath with mixer tap, wall mounted shower and glazed screen. Hand basin set on vanity unit with mixer tap and mirror over. Low level WC with concealed cistern. Chrome heated towel rack. Ceiling light. Extractor fan. Ceramic tiled floor.

UPPER LANDING

Stairs from lower floor with inset courtesy spot lighting, glass balustrades and fitted carpet. Panelled door to fourth floor communal landing. Security entry phone. Smoke alarm. Power point. Airing cupboard with insulated HW tank with immersion heater, shelving and power points. Radiator. Coved ceiling. 2 ceiling lights. Hatch to part boarded and lit loft space with drop down ladder. Fitted carpet.

BEDROOM ONE

16' 6" x 10' 2" (5.03m x 3.1m) South facing with fantastic marina and sea views. French doors to terrace. Roller blinds, curtain pole and curtains. Range of fitted bedroom furniture. Air conditioning unit. Radiator. TV point. Telephone point. Power points. Ceiling light. Fitted carpet.

TERRACE

South facing and running width of the property with superb far-reaching harbour, sea views and coastal views. Painted balustrade. Exterior light.



EN-SUITE SHOWER ROOM

6' 9" x 5' 9" (2.06m x 1.75m) Obscure glazed window with roller blind. Fully tiled. Contemporary suite comprising glazed shower cubicle. Hand basin set on vanity unit with mixer tap and tiled splashback. Mirror with integral lighting over. Shaver point. Fitted bathroom storage. Low level WC with concealed cistern. Chrome towel rack. Extractor fan. Ceiling light. Ceramic tiled floor.

BEDROOM TWO

18' 7" x 11' 10" (5.66m x 3.61m) 2 North facing dormer windows with roman blinds. Range of fitted wardrobes. 3 eaves storage cupboards. Air conditioning unit. TV point. Radiator. Power points. 2 ceiling lights. Fitted carpet.

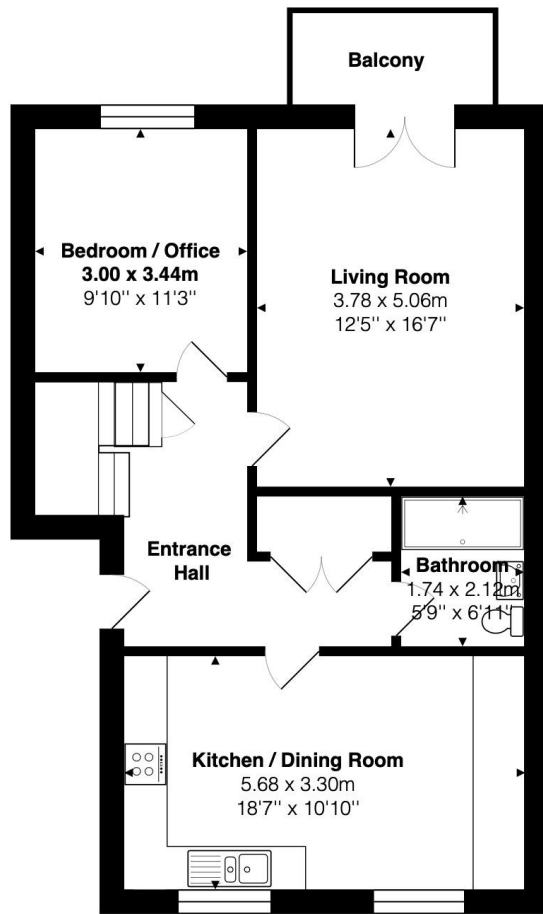
EN-SUITE BATHROOM

12' 10" x 5' 9" (3.91m x 1.75m) Fully tiled. Contemporary suite comprising panelled bath with mixer tap and hand held shower attachment. Separate shower cubicle with glazed door. Hand basin set on vanity unit with mixer tap. Mirror with integral lighting over. Matching bathroom storage cabinets. Low level WC with concealed cistern. Chrome towel rack. Extractor fan. PIR activated recessed ceiling lights. Ceramic tiled floor.

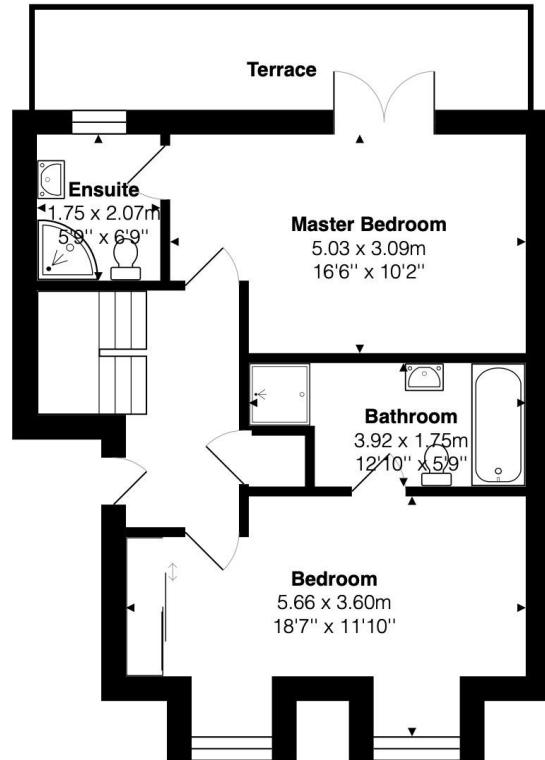
GARAGE

Garage with electrically operated up and over door, fluorescent lighting and power points.





Second Floor
Area: 67.8 m² ... 729 ft²



Third Floor
Area: 50.4 m² ... 542 ft²

Total Area: 118.2 m² ... 1272 ft² (excluding balcony)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TENURE

Leasehold – 131 years remaining.

SERVICE CHARGE

£5,684.05 (2024) to include ground rent, service charge, buildings insurance and reserve fund.

LOCAL AUTHORITY

Brighton & Hove City Council

COUNCIL TAX BAND

Tax band G

OFFICE

34 Waterfront, Brighton Marina Village,
Brighton, East Sussex, BN2 5WA

Tel: 01273 688 448

brighton@h2ohomes.co.uk
www.h2ohomes.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