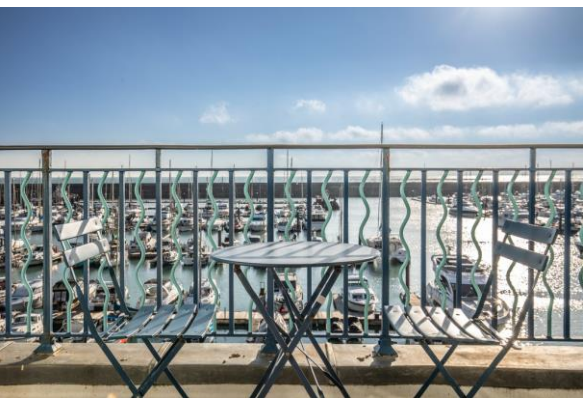


PHILLIPS & STILL



## Collingwood Court, The Strand, Brighton, BN2 5WH

- A Spectacular Marina Front Purpose Built Duplex Apartment
- Three Double Bedrooms
- Lounge / Diner With Balcony & Stunning Sea Views
- Large Separate Kitchen / Breakfast Room

Asking Price of £649,950

- Three Bath / Shower Rooms, Two Of Which Are En Suite
- Master Bedroom With Magnificent Sea Facing Roof Terrace
- Air Conditioning, Wealth Of Built-In Storage, Private Garage & No Onward Chain
- Sought After Brighton Marina Location



## Property Description

With spectacular, uninterrupted harbour views from your South facing balcony and roof terrace, this luxury three bedroom waterfront purpose built duplex apartment is a rare find delivering a glamorous, Marina lifestyle that is ready to pack your bags & move straight into! The property features air condition throughout, a dream during the summer months given the sunny South facing aspect, which also offers warm air in the winter. Ideal as a main residence, investment buy or idyllic holiday home with a private garage and frequent, reliable bus routes to Brighton mainline railway station with its direct train links to Gatwick and London.

Collingwood Court features 24 hour security and positioned conveniently close to, but out of hearing of the many vibrant Marina restaurants, bars and entertainment hotspots with the beach a stone's throw away. With two separate entrances, one to each floor, the generous and versatile internal accommodation comprises of entrance hall with a large understairs storage cupboard, impressive kitchen / breakfast room with an extensive amount of units & integrated appliances, the first of three bathrooms, the first of the three double bedrooms which was used as a home office and the magnificent sea facing lounge / diner. With gorgeous sea views at seated level as well as standing, double doors open onto a wonderful private balcony overlooking the Marina boats & out to sea.

To the upper (fourth) floor of the property, which is also the top floor of the building so there's no worries of noisy upstairs neighbours, are two further commodious double bedrooms each with their own en suite bath & shower rooms. One of the bedrooms features a wealth of built-in storage and the other to the front has those breath taking sea views that Collingwood Court is so admired for. A large private roof terrace accessed from the front bedroom makes a serene setting for relaxing upon in the sunshine watching the boats come in & out and sunsets over the Channel.

Streamlined yachts and the distant glitter of harbour side restaurants form a spectacular backdrop to this luxury home where sunlit rooms deliver a waterfront lifestyle you don't need to travel abroad for. The largest Marina in the UK and a go-to destination of our legendary seaside resort and this exclusive, gated block with an entry system and 24/7 security is quiet even though it is only a short walk to the variety of amenities which include restaurants, a multi plex cinema, a health club/spa, and a casino. Brighton City centre is just a quick car, bus or bike ride away too!



# Accommodation

## THIRD FLOOR

ENTRANCE HALL

KITCHEN / BREAKFAST ROOM

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

BATHROOM

SOUTH FACING LOUNGE / DINER

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

Opening onto balcony

BEDROOM THREE / OFFICE

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

## FOURTH (TOP) FLOOR

LANDING

With access to a large loft space via pull down ladder

BEDROOM ONE

16' 6" x 10' 2" (5.03m x 3.1m)

South facing & opening onto roof terrace

EN SUITE SHOWER ROOM

With W.C.

BEDROOM TWO

18' 7" x 11' 10" (5.66m x 3.61m)

EN SUITE BATHROOM

12' 10" x 5' 9" (3.91m x 1.75m)

## OUTSIDE

SOUTH FACING BALCONY

Access from the lounge / diner with picturesque, panoramic sea views

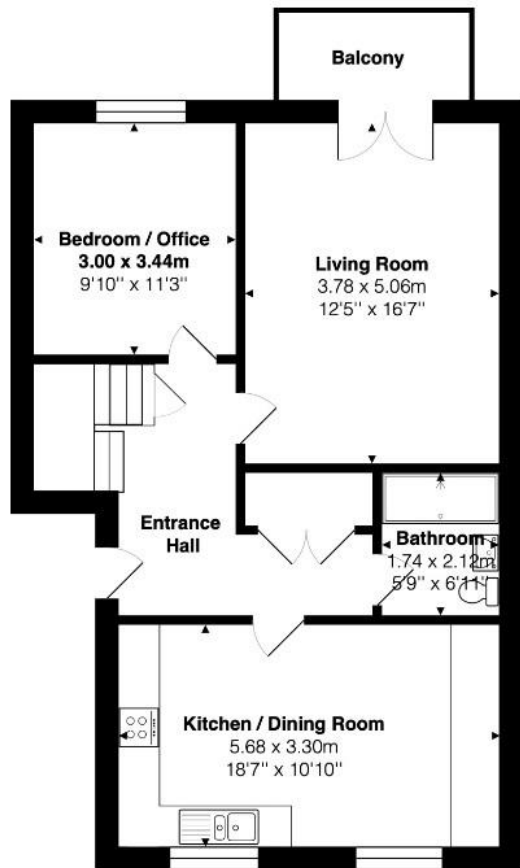
LARGE SOUTH FACING ROOF TERRACE

Access from master bedroom with beautiful, uninterrupted direct sea views

GARAGE

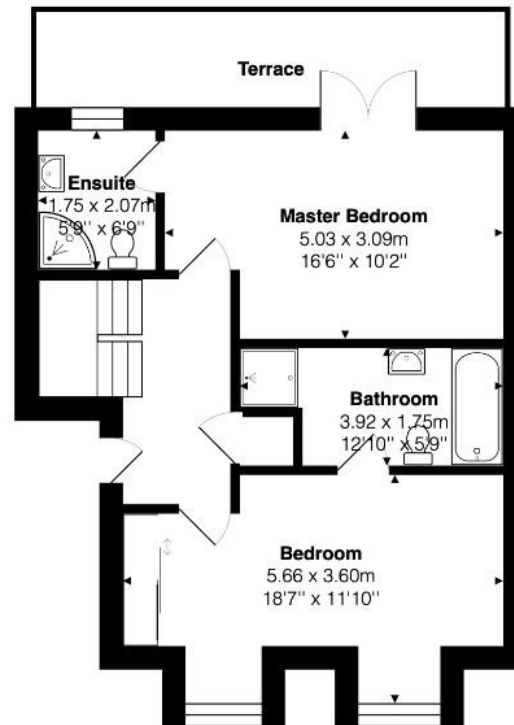
Within the parking compound with electric up & over door, lighting and power





**Third Floor**

Area: 67.8 m<sup>2</sup> ... 729 ft<sup>2</sup>



**Fourth (Top) Floor**

Area: 50.4 m<sup>2</sup> ... 542 ft<sup>2</sup>

**Total approximate square footage 1,272 sq ft / 118 sq m**



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

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

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