



Trafalgar Gate

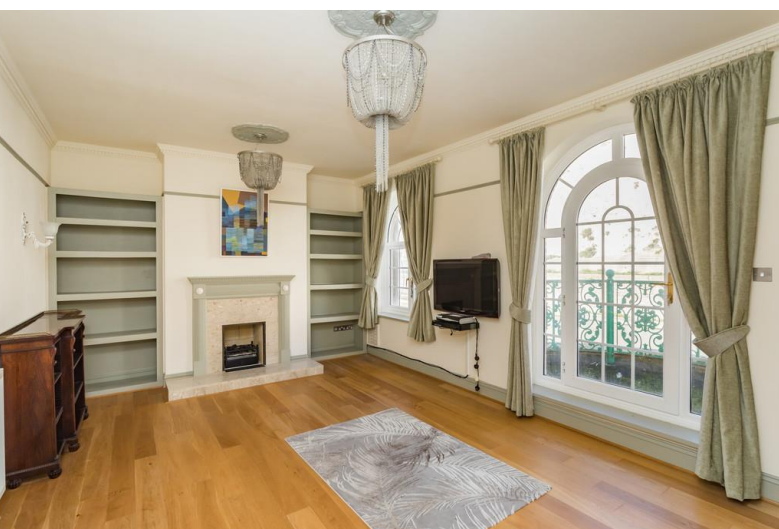
Brighton Marina Village, BN2 5UY

£1,050,000 Freehold

EPC Rating : C

- Well presented 4 bedroom townhouse, living room with direct water views
- Fully fitted kitchen/breakfast room and separate dining room
- Principle bedroom with en-suite and South facing balcony
- 3 double bedrooms, en-suite, family bathroom and cloakroom
- Integral garage, 12m mooring and parking for 2-3 cars

H₂O
HOMES



If you are looking for a well presented 4 bedroom townhouse with water views and access to your own 12m mooring then this property is not to be missed! Upon entry to the property there is a bright South facing dining room with views towards the inner harbour and a delightful kitchen/breakfast room with access to the patio and mooring. For convenience there is also a useful cloakroom on this ground floor level. The first floor living room has a distinct feeling of grandeur with a feature fireplace and balcony with views over the tranquil inner channel. The South facing principle suite boasts a balcony with views towards the inner harbour, fitted furniture and a large contemporary en-suite. On the second floor there are 3 further double bedrooms, one with an en-suite shower room and large family bathroom with a sauna. Outside the property provides parking for 2-3 cars plus an integral garage with a remote controlled up and over door and the property benefits from updated windows and doors.

APPROACH

The property is approached via security gates at the entrance to the private Trafalgar Gate estate.

ENTRY

Paved forecourt and driveway to garage.

ENTRANCE HALL

Video security entry phone. Contemporary style radiator Under stairs storage cupboard. Power points. Stairs with fitted carpet to first floor. Decorative coved ceiling. 2 ceiling lights. Solid wood floor.

CLOAKROOM

Part tiled. Frosted glazed window. Contemporary style hand basin with mixer tap set on vanity unit. Low level WC with concealed cistern. Radiator. Ceiling light. Solid wood floor.

KITCHEN/BREAKFAST ROOM

20' 5" max x 18' 10" max (6.22m x 5.74m)

Fully fitted with a range of wall and base units. Rangemaster electric ovens with gas hob. Extractor hood over. Integrated Bosch dishwasher. Composite sink with mixer tap and drainer. Granite work surfaces with tiled splashbacks. Contemporary radiator. TV point. Power points. Bay windows overlooking patio, mooring and inner channel. Fitted plantation shutters blinds. Coved ceiling. 3 ceiling lights. Solid wood floor. Doors to garage and patio.

DINING ROOM

16' 3" x 9' 9" (4.95m x 2.97m)

South facing bay windows with views towards the inner harbour. Fitted plantation shutters. Radiator. Power points. Coved ceiling. 2 ceiling lights with ceiling roses. 4 wall lights. Solid wood floor.

FIRST FLOOR LANDING

Stained glass window overlooking inner channel. Power points. Security video entry phone. Smoke alarm. Stairs with fitted carpet to second floor. 3 wall lights. Coved ceiling. Solid wood floor.

LIVING ROOM

18' 10" x 14' 6" (5.74m x 4.42m)

Arched window with curtain pole and curtains. Feature gas fireplace with marble hearth. Fitted display shelving. TV point. Power points. 2 radiators. Decorative coved ceiling. 2 ceiling lights with ceiling roses. Solid wood floor. Arched door with curtain pole and curtains to balcony.

BALCONY

With views over the inner channel. Painted balustrade. Exterior light.

BEDROOM ONE

17' 10" x 9' 9" (5.44m x 2.97m)

South facing arched window with views towards the inner harbour. Curtain pole and curtain. Range of fitted wardrobes. Radiator. TV point. Telephone point. Power points. Coved ceiling. Ceiling light. Solid wood floor.

BALCONY

South facing with views towards the inner harbour. Painted balustrade.

EN-SUITE SHOWER ROOM

11' 6" x 9' 9" (3.51m x 2.97m)

Arched window with frosted glass. Fully tiled. Contemporary suite comprising large glazed shower cubicle with rain head shower and further hand held shower attachment. Low level WC with concealed cistern. Hand basin with mixer tap set on vanity units. Shaver point. Heated towel rail. 2 ceiling lights. Ceramic tiled floor with underfloor heating.

SECOND FLOOR LANDING

Stairs from first floor with fitted carpet and 4 wall lights. Stain glass window overlooking inner channel. Large airing cupboard with shelving. Hatch to loft. Radiator. Power points. Coved ceiling. Ceiling light. Solid wood floor.

BEDROOM TWO

11' 6" x 9' 9" (3.51m x 2.97m)

South facing window with views towards the inner harbour. Curtain pole and curtains. Range of fitted wardrobes. Radiator. TV point. Coved ceiling. Ceiling light. Solid wood floor.

EN-SUITE SHOWER ROOM

9' 9" x 5' 10" (2.97m x 1.78m)

Part tiled. South facing arched frosted window. Contemporary suite comprising double shower cubicle with rain head shower and further hand held shower attachment.

Glazed sliding door. Low level WC with concealed cistern. Hand basin with mixer tap set on vanity unit. Chrome heated towel rail. Ceiling light. Ceramic tiled floor with underfloor heating.

BEDROOM THREE

10' 1" x 9' 8" (3.07m x 2.95m)

Windows with view views over the inner channel. Curtain track and curtains. Fitted double wardrobe. Radiator. Power points. Coved ceiling. Ceiling light. Solid wood floor.

BEDROOM FOUR

9' 8" x 9' 8" (2.95m x 2.95m)

Window with views over the inner channel. Curtain pole and curtains. Radiator. Power points. Coved ceiling. Ceiling light. Solid wood floor.

BATHROOM

9' 9" x 8' 0" (2.97m x 2.44m)

South facing frosted glass windows. Fully tiled. Contemporary suite comprising shower cubicle with rain head shower, further hand held attachment, and glazed screen. Wooden bath with mixer tap and hand held shower attachment. Low level WC with concealed cistern. Hand basin with mixer tap set on vanity unit. Shaver point. Heated towel rail. 2 ceiling lights. Ceramic tiled floor with underfloor heating.

GARAGE

18' 6" x 10' 0" (5.64m x 3.05m)

With up and over remote control door. Radiator. Vaillant gas combination boiler. Plumbing for washing machine. Water tap. Power points. Cupboards housing electrical distribution boxes, electric meter and gas meter. 2 striplights.

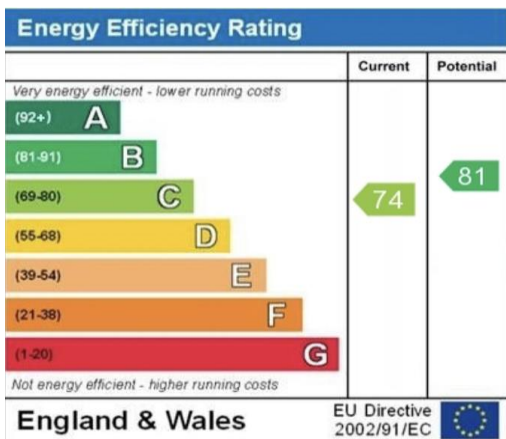
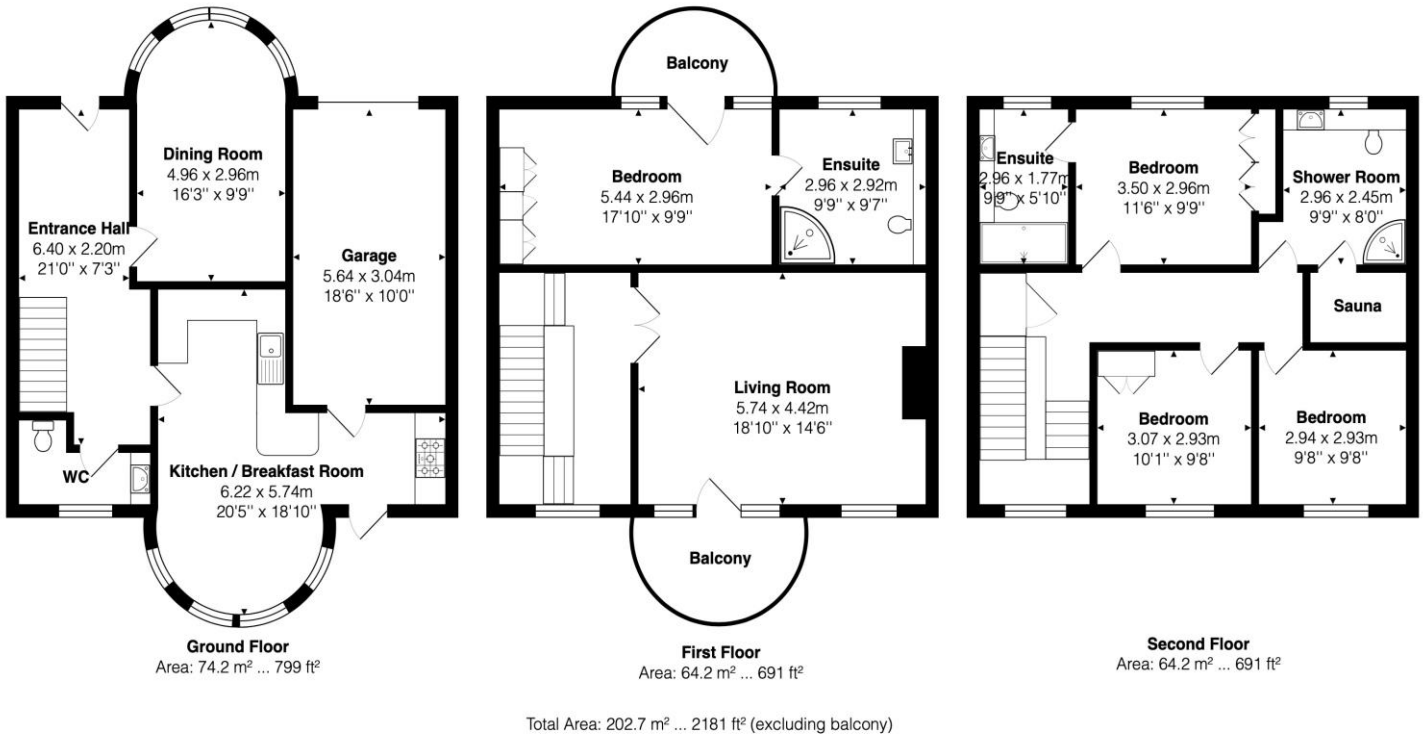


PATIO

Paved patio with railings at the water's edge. Access to pontoon. External power supply for berth. Fresh water tap. Exterior light.

MOORING

12 metre pontoon. Annual mooring fees charged at 15% discount on standard marina rate.



SERVICE CHARGE

£2,330.45 per annum (2024) to include ground rent, service charge and reserve fund.

TENURE

Freehold

LOCAL AUTHORITY

Brighton & Hove

COUNCIL TAX BAND

Tax band G

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