



Collingwood Court

Brighton Marina Village, BN2 5WJ

£362,500 Leasehold

EPC Rating : C

- Immaculate top floor, West facing 2 bedroom apartment
- Views towards the outer harbour and sea
- Living/dining room, West facing balcony, fitted kitchen
- En-suite, bathroom, parking space, 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. A wealth of waterfront cafés, restaurants and year-round events creates a buzzing vibe, while other leisure facilities include a multi screen Cinema, Bowlplex and David Lloyd Health Club. The marina also benefits from a large supermarket, and most importantly, the assurance of around the clock security team backed up by experienced onsite management.

This simply charming 2 bedroom apartment is presented in immaculate condition and enjoys a favoured West facing aspect with great views towards the outer harbour and to sea! The light and bright spacious living/dining room leads onto the West facing balcony providing a fabulous spot to watch the daily comings and goings of the boats in the harbour. The main bedroom also enjoys views towards the harbour and benefits from an updated en-suite shower room and useful fitted double wardrobe. There is a further double bedroom, also with fitted furniture, and conveniently, has access to the updated main bathroom. The kitchen is well equipped with everything you need for your day to day requirements and furthermore there is parking space allocated within the courtyard. There is a Hyperoptic enabled point within the apartment with cabling for Virgin broadband if desired and the lease has been extended.

ENTRY

Communal ground floor entrance with security entry system. Stairs to 3rd floor and individual door to apartment.

ENTRANCE HALL

Cloaks cupboard housing electricity distribution box, gas meter and shelf. Security entry phone. Smoke alarm. Radiator. Ceiling light. Access to loft with drop down ladder. Central heating thermostat control. Coved ceiling. Telephone point. Power point. Karndean wood effect floor.

KITCHEN

10' 6" x 5' 10" (3.2m x 1.78m)

Fitted kitchen comprising Siemens double electric oven and 4 ring induction hob with Whirlpool extractor hood over. Freestanding fridge. Haier washing machine. 1½ stainless steel sink with mixer tap and single drainer. Worktops with tiled splash back and range of Paula Rosa fitted cupboards. Power points. Radiator. East facing window. Ceiling light. Karndean wood effect floor.

LIVING ROOM

17' 10" x 12' 5" (5.44m x 3.78m)

Power points. Sky TV point. 2 radiators. Telephone point. Coved ceiling. 2 ceiling lights. Glazed double doors giving access to balcony. Fitted shutters. Karndean wood effect floor.

BALCONY

West facing with painted balustrade and views towards the outer harbour and sea. Exterior light.



BEDROOM ONE

19' 6" x 10' 6" (5.94m x 3.2m)

West facing window with views towards the inner outer harbour and sea. Fitted shutters. Fitted double wardrobe. Radiator. Telephone point. Power points. 2 ceiling lights. Fitted carpet.



EN-SUITE SHOWER ROOM

Shower cubicle with chrome shower, inset shelf and glazed folding door. Hand basin set on floating vanity with mixer tap. Mirrored bathroom cabinet with shaver point and lighting. Low level WC. Heated towel rail. Extractor fan. Ceiling light. Amtico flooring.



BEDROOM TWO

12' 3" x 10' 6" (3.73m x 3.2m)

East facing window overlooking courtyard. Fitted shutters. Airing cupboard with shelving. Fitted wardrobe. Worcester gas combination boiler. Radiator. Power points. Ceiling light. Fitted carpet.

BATHROOM

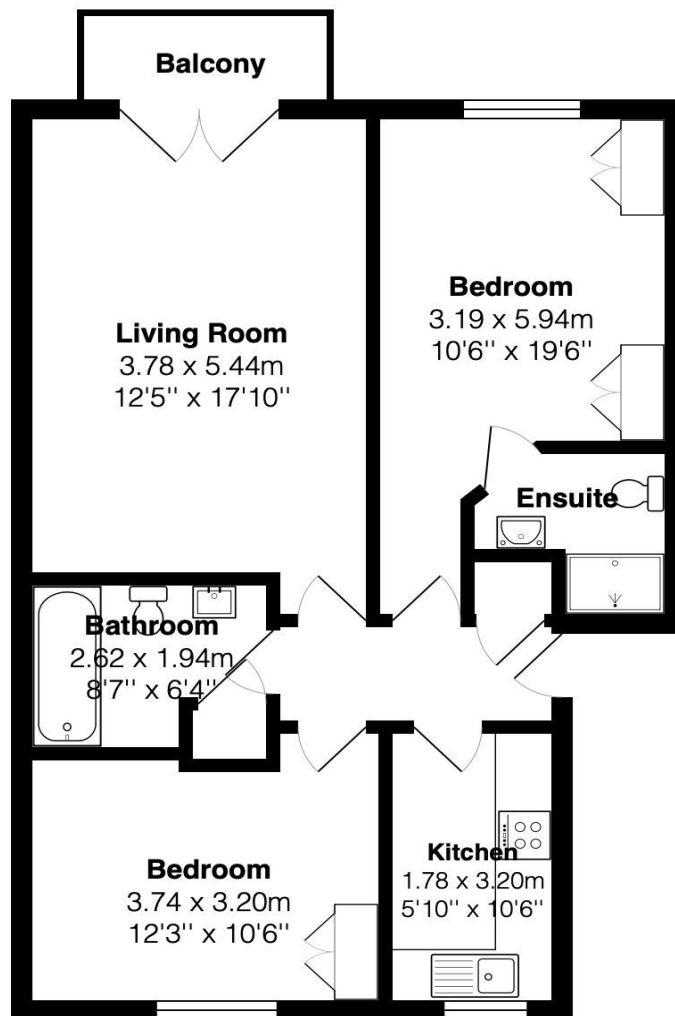
8' 7" x 6' 4" (2.62m x 1.93m)

Panelled bath with mixer tap, inset shelf and wall mounted chrome shower. Glazed screen. Hand basin set on floating vanity with mixer tap. Mirrored bathroom cabinet with shaver point and lighting. Low level WC with concealed cistern. Heated towel rail. Ceiling light. Extractor fan. Amtico flooring.

PARKING SPACE

Allocated within the courtyard.





Top Floor
Area: 69.1 m² ... 744 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	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		

SERVICE CHARGE

£3,408.20 per annum (2025) to include ground rent, service charge, insurance and reserve fund.

TENURE

Leasehold – 129 years remaining.

LOCAL AUTHORITY

Brighton & Hove City Council

COUNCIL TAX BAND

Tax band E

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 are 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