

## Collingwood Court

Brighton Marina Village, BN2 5WH

**£350,000** Leasehold

EPC Rating : C

- Top floor, East facing, 2 bedroom apartment
- Views towards both the inner/outer harbours with sea glimpses
- Living/dining room with balcony and 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 a round the clock security team backed up by experienced onsite management.

This stylish two bedroom apartment, located on the third floor, enjoys an east facing aspect with attractive views towards both the inner and outer harbours, along with sea glimpses! The accommodation offers a bright living/dining room with direct access to a private balcony, perfect for enjoying the morning sun. A well fitted kitchen provides modern convenience with all you need, while the main bedroom boasts an en-suite shower room and fitted furniture providing ample storage. A further double bedroom and a contemporary family bathroom complete the layout. Additional benefits include an allocated parking space within the courtyard, ensuring practicality and the lease has been conveniently extended.

#### ENTRY

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

#### ENTRANCE HALL

Security entry phone. Smoke alarm. Storage cupboard with shelf, electrical distribution box and gas meter. Radiator. Telephone and power point. Coved ceiling. Ceiling light. Wood floor.

#### KITCHEN

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

Fitted kitchen with Diplomat 4 ring gas hob with electric oven under and extractor hood over. Integrated Whirlpool fridge/freezer and HDA dishwasher. Range of fitted cupboards with tiled splashbacks. Under unit lighting. Stainless steel sink with mixer tap. Power points. Radiator. Recessed ceiling lights. West facing window with fitted venetian blind. Wood floor.

#### LIVING/DINING ROOM

17' 10" x 12' 3" (5.44m x 3.73m)

East facing French doors giving views towards both the inner and outer harbours and giving access to balcony. Fitted venetian blinds. Contemporary style fireplace with electric fire. 2 radiators. Power points. Satellite/TV point. Telephone point. 4 cylinder ceiling speakers. Coved ceiling. Recessed ceiling spotlights. Wood floor.

#### BALCONY

East facing offering views towards the inner and outer harbours. Painted balustrade. Exterior light.

### BEDROOM ONE

19' 6" x 9' 10" (5.94m x 3m)

East facing windows with views towards the inner and outer harbours. Fitted venetian blinds. Range of fitted wardrobes with high level cupboards and matching chest of drawers. Radiator. TV point. Power points. 2 ceiling lights. Wood floor.

### EN-SUITE SHOWER ROOM

Fully tiled shower cubicle with shower. Hand basin with mixer tap. Mirrored bathroom cabinet with striplight/shaver point over. Low level WC. Chrome heated towel rail. Extractor fan. Ceiling light. Ceramic tiled floor.

### BEDROOM TWO

12' 9" x 9' 5" (3.89m x 2.87m)

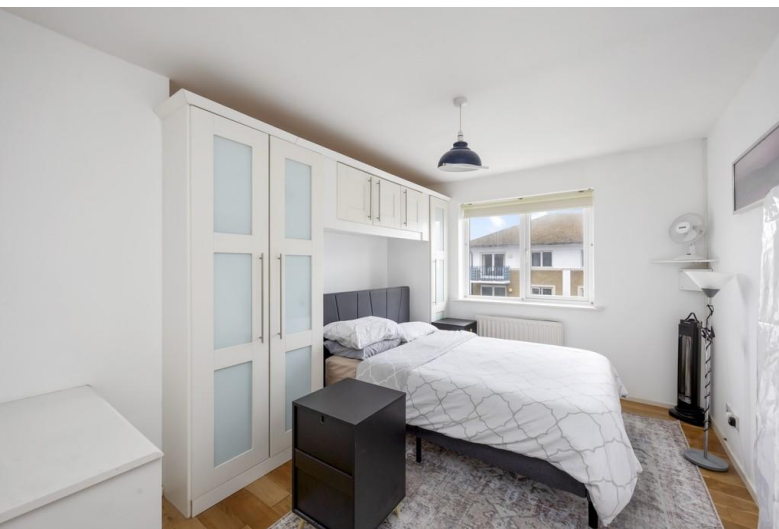
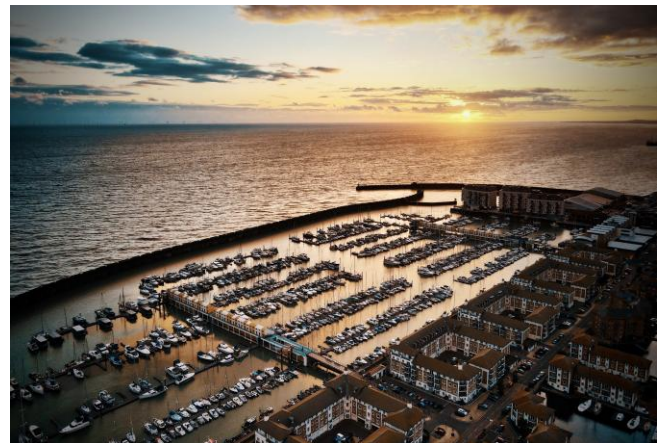
West facing windows with views towards the inner harbour. Fitted venetian blind. Double wardrobe with sliding mirrored doors. Cupboard housing Alpha gas combination boiler. Radiator. Power points. Ceiling light. Wood floor.

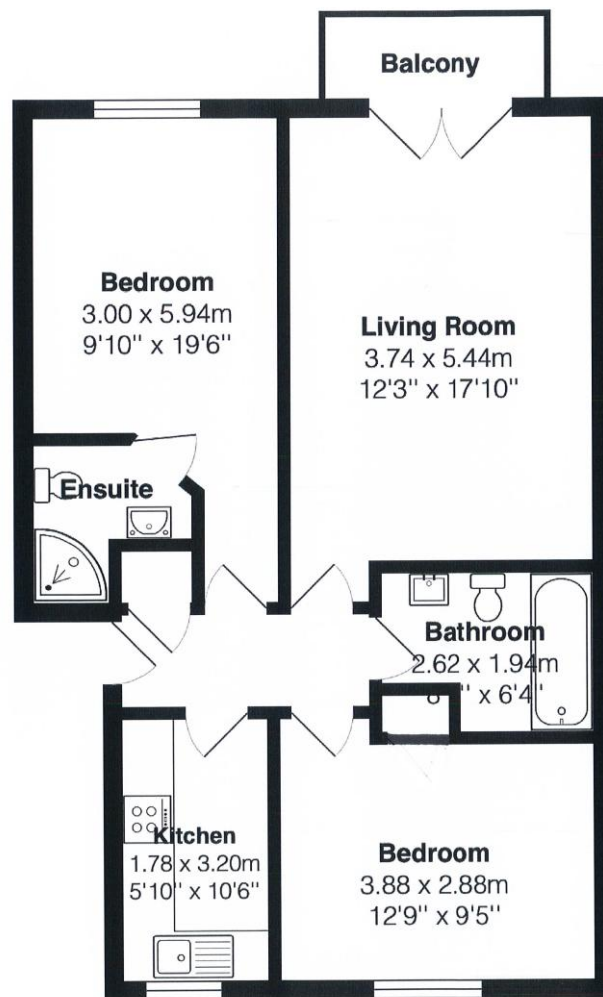


### BATHROOM

6' 7" x 6' 4" (2.01m x 1.93m)

White suite comprising panelled bath with mixer tap, wall mounted shower and glazed shower screen. Hand basin with mixer tap. Mirrored bathroom cabinet with striplight/shaver point over. Low level WC. Cupboard housing Hotpoint washing machine and Zanussi tumble dryer. Extractor fan. Chrome heated towel rail. Recessed ceiling spotlights. Ceramic tiled floor.





### Third Floor

Area: 68.0 m<sup>2</sup> ... 732 ft<sup>2</sup>

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 78                      | 80        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

### TENURE

Leasehold – 129 years remaining

### SERVICE CHARGE

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

### COUNCIL TAX BAND

Tax band E

### LOCAL AUTHORITY

Brighton & Hove City Council

### 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 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