



## Collingwood Court

Brighton Marina Village, BN2 5WH

**£595,000** Leasehold

EPC Rating : C

- South facing 3 bedroom duplex with outer harbour views
- Living/dining room with balcony, updated fitted kitchen
- Updated en-suite shower room and en-suite bathroom
- Patio, cloakroom, integral garage, lease extension in progress

**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 supermarket, and most importantly the assurance of a round the clock security team backed up by experienced onsite management.

Welcome to this rarely available and beautifully presented South facing, three bedroom duplex apartment, offering spectacular views of the outer harbour. On the first floor, entertain in style in the bright and spacious living/dining room, perfectly oriented to capture the sunshine and stunning harbour scenery. From here step out onto the South facing balcony to enjoy the fresh sea air and watch the boats drift by! The modern fully updated kitchen features sleek contemporary units and integrated appliances, designed for a seamless flow. A large interior window opening connects the kitchen to the living/dining area, allowing natural light to fill the space and offering views straight through to the harbour. Also on this level, you'll find the generous main bedroom complete with a stylish en-suite shower room, and for added convenience, a guest cloakroom. Moving downstairs, the second double bedroom enjoys a sunny South facing aspect with large sliding doors leading to a delightful patio garden and also benefits from its own en-suite bathroom. The third bedroom also overlooks

the patio garden, making it bright and inviting space. For practicality, there is ground level access either via the garage or a separate private entrance, and for peace of mind, the lease extension is in progress. This exceptional duplex combines modern comfort, beautiful design, and uninterrupted harbour views - a perfect coastal home to enjoy all year round.

#### ENTRY

Communal ground floor entrance with security entry system. Stairs to upper floor. Individual panelled door to apartment.

#### ENTRANCE HALL

Security entry phone. Coved ceiling. Ceiling light. Fitted carpet. Door to inner hall. Smoke alarm. Radiator. Power point. Door to garage. Stairs with fitted carpet to upper floor. Coved ceiling. Ceiling light. Fitted carpet.

#### BEDROOM THREE

11' 11" x 7' 8" (3.63m x 2.34m) Arched window overlooking South facing patio. Fitted venetian blind. Fitted wardrobe. Radiator. TV point. Telephone point. Power points. Ceiling light. Fitted carpet.

#### BEDROOM TWO

14' 7" x 8' 3" (4.44m x 2.51m) Sliding patio door to South facing patio. Curtain track and curtains. Fitted wardrobes unit with drop down double bed. Radiator. Power points. Ceiling light. Wood floor.



### EN-SUITE BATHROOM

White suite comprising panelled bath with mixer tap and wall mounted shower. Folding glazed shower screen. Hand basin with mixer tap set on vanity unit. Mirror with integral lighting over. Bathroom cabinet and storage shelving. Low level WC with concealed cistern. Chrome heated towel rail. Ceiling light. Extractor fan. Ceramic tiled floor.

### PATIO

South facing patio garden. Astro turfed with raised flower beds. Water tap. Exterior light.

### UPPER ENTRANCE HALL

Individual entrance from first floor landing. Security phone. Smoke alarm. Telephone point. Radiator. Electrical fuse box. Airing cupboard housing hot water tank and gas meter. Coved ceiling. 3 ceiling lights. Fitted carpet.

### CLOAKROOM

Hand basin with mixer tap set on vanity unit. Mirror with integral light over. Bathroom cabinet. Low level WC with concealed cistern. Chrome heated towel rail. Extractor fan. Ceiling light. Vinyl tiled floor.

### KITCHEN

9' 7" x 7' 10" (2.92m x 2.39m) Fitted kitchen with range of appliances comprising Kompact electric oven, 5 ring gas hob with concealed extractor hood over. Integrated fridge/freezer and Bosch dishwasher. Bosch washing machine. 1½ stainless steel sink with mixer tap and drainer. Work surfaces with tiled splash backs. Range of wall and base units. Concealed under

unit lighting. Opening with giving views through dining room to marina. Potterton Suprima gas fired boiler. Power points. Ceiling light. Ceramic tiled floor.

### LIVING/DINING ROOM

22' 4" x 11' 1" (6.81m x 3.38m) Living area : Sliding South facing French doors giving fine outer harbour views. Vertical blind. Radiator. Power points. Satellite/T.V point. Telephone point. Coved ceiling. Ceiling light. Fitted carpet.  
Dining area : South facing window with direct marina views. Vertical blind. Radiator. Power points. Coved ceiling. Ceiling light. Fitted carpet.

### BALCONY

South facing with delightful views across the marina's outer harbour. Painted balustrade. Exterior light.

### BEDROOM ONE

18' 4" x 11' 7" (5.59m x 3.53m) 2 windows overlooking courtyard. Fitted venetian blinds. 3 double wardrobes. 2 radiators. Power points. 2 ceiling lights. Fitted carpet.

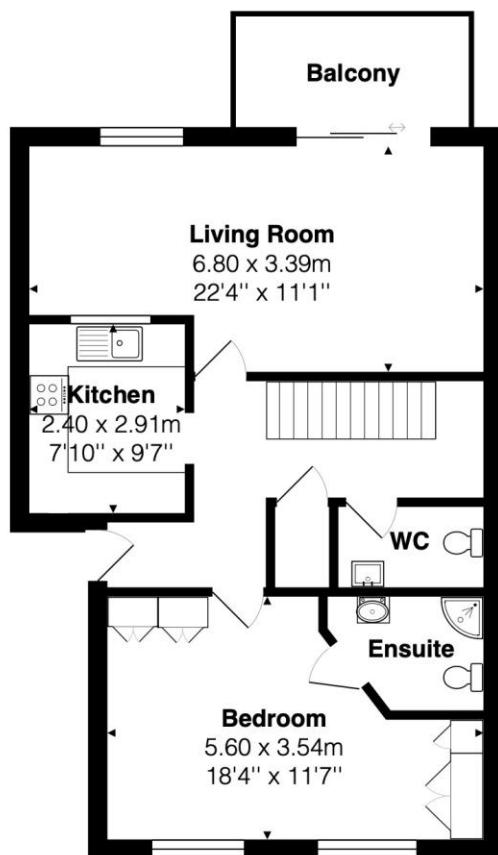
### EN-SUITE SHOWER ROOM

Fully tiled. Corner shower cubicle with sliding glazed doors. Hand basin with mixer tap set on vanity unit. Mirror with integral light and glass shelf over. Low level WC with concealed cistern. Bathroom cabinet. Chrome heated towel rail. Extractor fan. Ceiling light. Vinyl tiled floor.

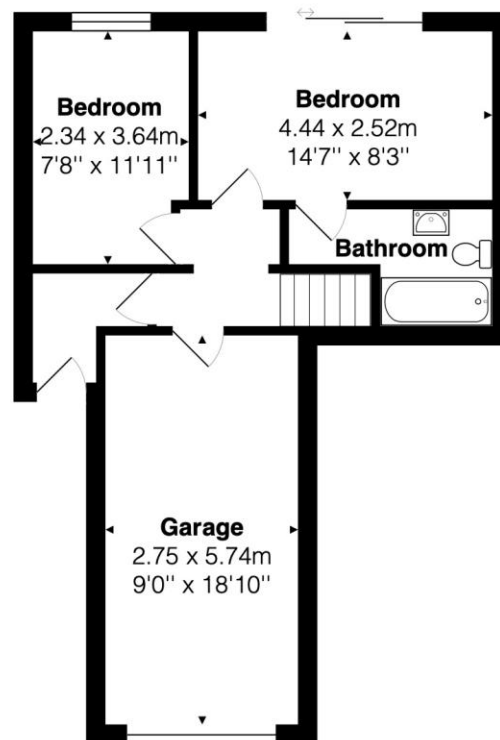
### GARAGE

18' 10" x 9' 0" (5.74m x 2.74m) Integral garage with remote controlled up and over door, fluorescent lighting and power points.





**First Floor**  
Area: 67.6 m<sup>2</sup> ... 727 ft<sup>2</sup>



**Ground Floor**  
Area: 50.4 m<sup>2</sup> ... 543 ft<sup>2</sup>

Total Area: 118.0 m<sup>2</sup> ... 1270 ft<sup>2</sup> (excluding balcony)

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>	77	79
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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#### TENURE

Leasehold – 80 years remaining (lease extension in progress).

#### SERVICE CHARGE

£5,186.00 per annum (2026) to include ground rent, service charge, buildings insurance and reserve fund.

#### LOCAL AUTHORITY

Brighton & Hove City Council

#### COUNCIL TAX BAND

Tax band F

#### 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