



## Collingwood Court

Brighton Marina Village, BN2 5WH

**£750,000** Leasehold

EPC Rating : C

- Spacious, South facing, 3 bedroom penthouse
- Glorious outer harbour, sea and coastal views
- En-suite bathroom, shower room and cloakroom
- South facing balcony & terrace, garage, 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.

A rare and exciting opportunity has arisen to acquire this exceptional wider than average apartment, being 1 of only 2, South facing, three bedroom penthouses - perfectly positioned in a central location with breathtaking views across the outer harbour, coastline and open sea. Upon entering, you are welcomed into a beautifully arranged open plan kitchen, dining and living space, thoughtfully zoned to create both flow and functionality. The kitchen is superbly appointed with sleek contemporary units, granite worktops and quality integrated appliances, making it an ideal setting for both everyday living and entertaining. The dining area enjoys uninterrupted harbour views and provides direct access to the South facing balcony - the perfect vantage point from which to enjoy the ever changing seascapes. The living area offers a cosy retreat, complete with a feature gas fireplace that creates a warm and inviting atmosphere. Stairs lead to the impressive principal bedroom, which benefits from access to a full-length South facing terrace boasting truly panoramic coastal, sea and harbour views. This luxurious space also offers ample storage and the convenience of a well appointed en-suite bathroom. The accommodation is completed by a further double bedroom with fitted eaves storage, a versatile third bedroom or home office, and a stylish shower room featuring body jets for a spa like experience. A separate cloakroom adds further practicality. Unusually the communal area is shared with only 2 other apartments and externally, the property benefits

from a garage located within the courtyard, and the lease has been extended for added peace of mind. This outstanding penthouse combines space, light and spectacular views, offering coastal living at its very finest.

#### ENTRY

Communal ground floor entrance with security entry system. Stairs to 3rd floor. Individual door to lower floor of apartment.

#### OPEN PLAN KITCHEN/DINING/LIVING ROOM

33' 8" x 17' 6" (10.26m x 5.33m)

Kitchen: Fully fitted kitchen with integrated appliances comprising Miele induction hob and Elica down draft extractor, Miele electric oven, microwave/combination oven, warming drawer and Bosch dishwasher. Freestanding fridge/freezer. Underslung stainless steel sink with mixer tap and inset granite drainer. Range of fitted wall cupboards and shelves with concealed lighting under. Granite worktops with tiled splashbacks and fitted cupboards/drawer units. Power points. Recessed ceiling lights. Solid oak wood floor.

Dining area: South facing window and sliding French doors offering delightful marina and sea views. Fitted shutters. Radiator. Power points. Recessed ceiling lights. Solid oak wood floor.

Living area : 2 windows overlooking courtyard. Fitted shutters. Contemporary gas fire place. Radiator. Power points. Satellite/TV point. Recessed ceiling lights. Solid oak wood floor.

#### SNUG

10' 10" x 8' 7" (3.3m x 2.62m)

South facing window with direct marina and sea views. Fitted shutters. Storage cupboard. Utility cupboard with space for washing machine and tumble dryer. Power points. Recessed ceiling lights. Radiator. Solid oak wood floor.

#### BALCONY

South facing with superb marina, sea views and coastal views. Painted balustrade. Exterior light.

### INNER LOBBY

to upper floor. Recessed ceiling light. Solid oak wood floor.

### CLOAKROOM

Hand basin set on granite topped vanity unit with wall mounted mixer tap. Low level WC. Chrome heated towel rail. Recessed ceiling light. Ceramic tiled floor.

### UPPER LANDING

Panelled door to fourth floor landing. Security entry phone. Power point. Recessed ceiling lights and further pendant light. Radiator. Solid oak wood floor. Hatch with drop down ladder to loft space.

### PRINCIPLE BEDROOM

18' 4" x 10' 10" (5.59m x 3.3m)

2 South facing windows Stairs with fitted carpet and sliding French doors offering delightful marina and sea views. Fitted shutters. Range of lit fitted wardrobes. Radiator. Power points. Coved ceiling. Recessed ceiling lights and ceiling fan. Solid oak wood floor.

### EN-SUITE BATHROOM

Obscured glass window. Fitted shutter. Panelled double ended jacuzzi bath with mixer tap. Hand basin with mixer tap set on floating vanity unit. Inset lit shelf. Chrome heated towel rail. Recessed ceiling lights. Ceramic tiled floor with underfloor heating.

### TERRACE

South facing and running width of the property with superb far reaching harbour, sea views and coastal views. Painted balustrade. Exterior light.

### BEDROOM TWO

11' 3" x 10' 11" (3.43m x 3.33m)

Dormer window overlooking inner courtyard. Roller blind. Fitted eaves storage. Radiator. Power points. Recessed ceiling lights. Solid oak wood floor.

### BEDROOM THREE/OFFICE

10' 11" x 6' 7" (3.33m x 2.01m)

Dormer window overlooking courtyard. Roller blind. Radiator. Power points. Recessed ceiling lights. Solid oak wood floor.

### SHOWER ROOM

Large walk-in shower with rain shower head and further body jets. Glazed screen. Hand basin with mixer tap set on floating vanity unit. Mirrored bathroom cabinet with integral sensor lighting. Inset lit shelves. Wall hung WC. Chrome heated towel rail. Plinth lighting and recessed ceiling lights. Ceramic tiled floor with underfloor heating.

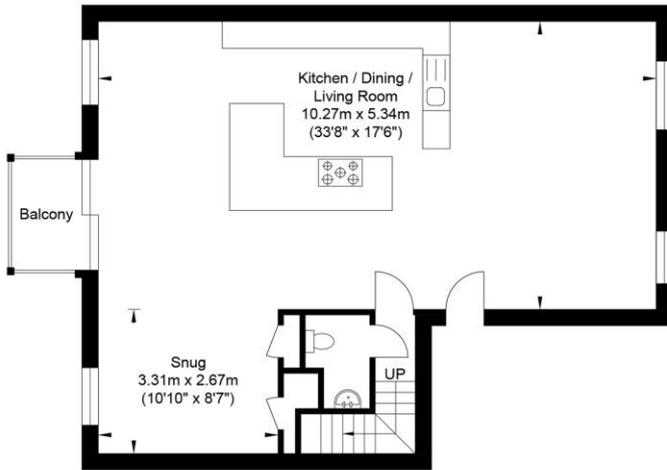


### GARAGE

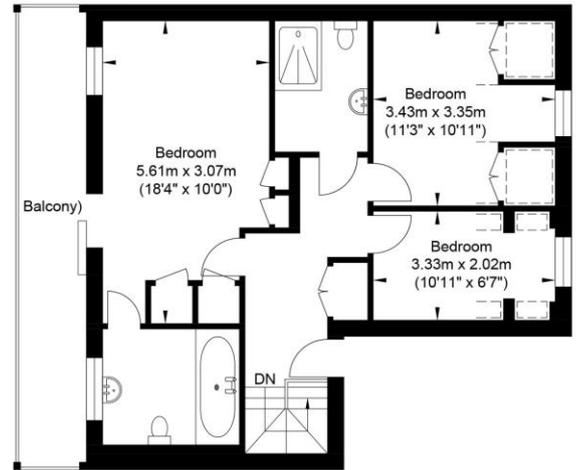
Garage with remote controlled up and over door, OHME electric charger for an electric vehicle, fluorescent lighting and power points.



## The Strand, Collingwood Court



Ground Floor  
Approximate Floor Area  
757.99 sq ft  
(70.42 sq m)



First Floor  
Approximate Floor Area  
603.20 sq ft  
(56.04 sq m)



Approximate Gross Internal Area = 126.46 sq m / 1361.19 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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>		
(55-68)	<b>D</b>	72	73
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### TENURE

Leasehold – 128 years remaining.

### SERVICE CHARGE

£6,812.53 (2026) to include ground rent, service charge, buildings insurance and reserve fund.

### LOCAL AUTHORITY

Brighton & Hove City Council

### COUNCIL TAX BAND

Tax band G

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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