



Collingwood Court

Brighton Marina Village, BN2 5WJ

£315,000 Leasehold

EPC Rating : C

- Two bedroom apartment with views towards the inner harbour
- Living/dining room with balcony, fitted kitchen
- En suite shower room and bathroom
- Allocated parking space and 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.

Put your own stamp on this well proportioned, two double bedroom apartment, offered to the market chain free and ready for its next chapter. The generous living/dining room provides an ideal space for both relaxing and entertaining, with ample room for a full dining set and comfortable seating. From here, step out onto the balcony and enjoy attractive views towards the marina's inner harbour - the perfect backdrop to unwind at the end of the day. The main bedroom also benefits from those appealing water views and features a private en-suite shower room, offering both comfort and convenience. The second double bedroom is well sized and enjoys easy access to the modern family bathroom, making it ideal for guests, family, or home working. The fitted kitchen is well equipped with everything you need, while outside, the property further benefits from an allocated parking space adjacent to the block. For added peace of mind, the lease has already been extended. A superb opportunity to secure a spacious marina home with excellent potential in a sought after setting.

ENTRY

Communal ground floor entrance with security entry system. Stairs to 1st floor and individual door to apartment.

ENTRANCE HALL

Security entry phone. Cloaks cupboard housing electricity distribution box, gas meter and shelf. Smoke alarm. Radiator. Ceiling light. Coved ceiling. Telephone point. Power point. Fitted carpet.

KITCHEN

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

South facing window overlooking courtyard. Fitted kitchen comprising Whirlpool electric oven with 4 ring gas hob. Extractor hood over. Hotpoint washer/dryer. Freestanding Lec fridge. 1½ stainless steel sink unit with mixer tap and single drainer. Worktop with tiled splash backs and range of fitted cupboards over and under. Vaillant gas combination boiler. Under unit lighting. Power points. Radiator. Ceiling light. Ceramic tiled floor.



LIVING/DINING ROOM

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

Glazed double doors with views towards the inner harbour and giving access to balcony. High level window. Power points. Satellite/TV point. 2 radiators. Coved ceiling. 2 ceiling lights. Fitted carpet.

BALCONY

Views towards the inner harbour. Painted balustrades and exterior light.

MAIN BEDROOM

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

North facing window with views towards the inner harbour. Curtain pole, curtains and roller blind. Radiator. TV point. Power points. 2 ceiling lights. Fitted carpet.

EN-SUITE SHOWER ROOM

Glazed shower cubicle. Hand basin with mixer tap. Mirrored bathroom cabinet with striplight/shaver point over. Low level WC. Radiator. Extractor fan. Ceiling light. Ceramic tiled floor.

BEDROOM TWO

12' 9" x 8' 2" (3.89m x 2.49m)

South facing window with views over courtyard. Curtain pole, curtains and roller blind. Airing cupboard with slatted shelf. Radiator. Power points. Ceiling light. Fitted carpet.



BATHROOM

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

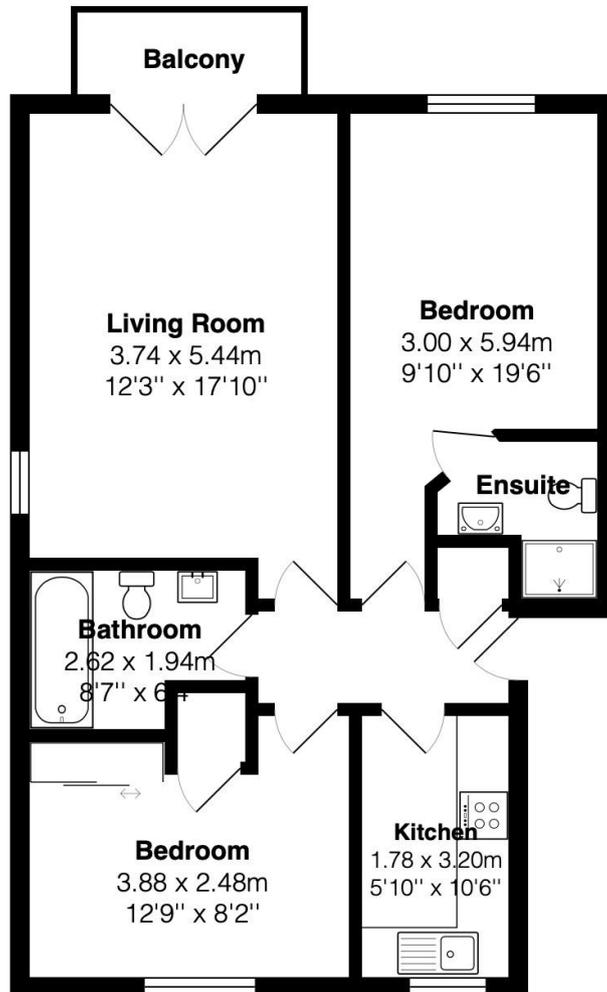
Panelled bath with wall mounted shower and mixer tap. Hand basin with mixer tap. Wall mounted mirror with striplight/shaver point over. Low level WC. High level window. Radiator. Ceiling light. Extractor fan. Ceramic tiled floor.



PARKING SPACE

Allocated adjacent to the property.





First Floor

Area: 68.0 m² ... 732 ft²

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

SERVICE CHARGE

£3,307.09 (2026) to include ground rent, service charge, buildings insurance and reserve fund.

TENURE

Leasehold – 128 years remaining

LOCAL AUTHORITY

Brighton & Hove City Council

COUNCIL TAX BAND

Tax band - D

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 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