



41 Manhattan Court, Tongdean Lane, Brighton, BN1 6XZ

**Spencer  
& Leigh**

## 41 Manhattan Court, Tongdean Lane, Brighton, BN1 6XZ

Guide Price £270,000 - £280,000 Leasehold

- Top Floor Apartment
- Two Double Bedrooms
- No Onward Chain
- Allocated Undercover Parking
- Ideal BTL Investment or First Time Purchase
- Presented in Good Decorative Order Throughout
- Private Balcony
- Southerly aspect to all Rooms
- Walking Distance to Preston Park Mainline Station
- Exclusive to Spencer & Leigh

GUIDE PRICE £270,000 - £280,000

Spencer & Leigh are delighted to present this stunning top-floor apartment in the highly sought-after Withdean district. The property boasts a southerly-facing balcony and comes with an allocated undercover parking space. It is in excellent condition throughout, making it an ideal first-time purchase or buy-to-let investment. The icing on the cake is, that the property is offered for sale with No Onward Chain!

The Apartment comprises a spacious lounge/dining room, a modern fitted kitchen, two double bedrooms, and a white-tiled bathroom suite. All the principal rooms have the favoured Southerly aspect and are bathed in natural light due to the large double-glazed windows.

Manhattan Court itself is well-maintained and offers many amenities on its doorstep, such as Withdean & Preston Park, the Gym and the Stadium. It's also within easy walking distance to the mainline station for commuters meaning this will tick many boxes.

Call today to avoid missing out and book your viewing appointment today!



Tongdean Lane is situated in an extremely sought after residential location where properties of this type rarely become available. Commuter links to both Gatwick and London are easily accessible in addition to a regular bus service to Brighton. Popular schools catering for all ages can be found nearby as well as local amenities.



Communal Entrance  
 Stairs rising to all floors  
 Entrance  
 Entrance Hallway

Living Room  
 16'7 x 10'8

Kitchen  
 7'7 x 7'3

Bedroom  
 16'7 x 9'7

Bedroom  
 13' x 8'10

Family Bathroom

OUTSIDE

Balcony

Private Undercover Residents Parking

Property Information

90 years remaining on lease

Service Charge £1,329.70 p/a

Ground Rent £100.00 p/a

Council Tax Band C: £2,078.28 2024/2025

Utilities: Mains Electric. Mains water and sewerage

Parking: Private Residents Parking and un-restricted on street parking

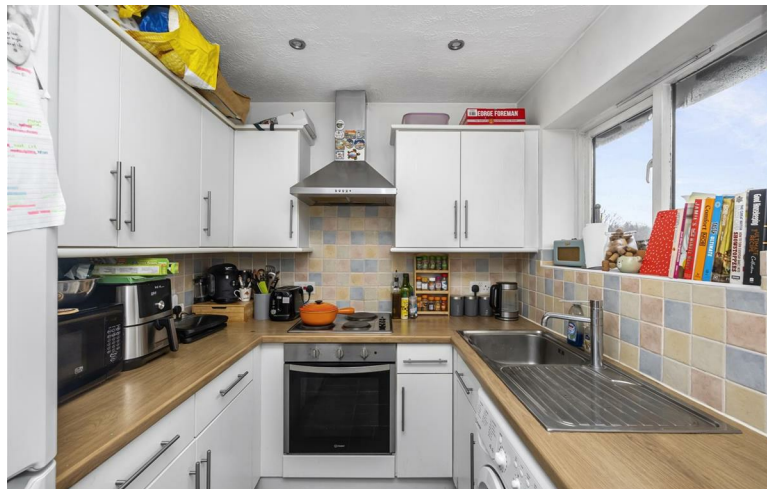
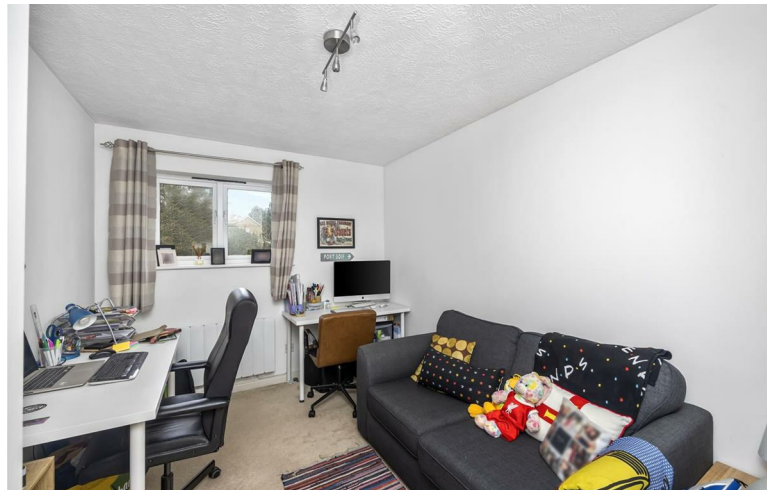
Broadband: Standard 17 Mbps, Superfast 155 Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.


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w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- BHCC  
 Council Tax Band:- C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(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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TOTAL APPROX. FLOOR AREA 605 SQ.FT. (56.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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