



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

Spencer
& Leigh

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£1,100 Per Calendar Month -

- Well presented ground floor flat
- One double bedroom
- Spacious lounge with a Southerly aspect
- Modern fitted kitchen with breakfast bar
- White bathroom suite
- Electric heating
- Offered unfurnished from early June
- Off road parking space
- Popular location
- Viewing recommended

Great location this, having a prime spot on the ground floor, this one bedroom flat is well worth a look! The well presented interior features a good size lounge with a Southerly aspect, a double bedroom, modern fitted kitchen with a breakfast bar and a white bathroom suite. The flat benefits from electric heating and recently upgraded double glazed windows. Offered unfurnished, the flat is available to move into from early June. Preston Park station and amenities are located within walking distance. Viewing is recommended. COUNCIL TAX - BAND B.



Entrance Hall

Living Room
19'0" x 13'9"

Kitchen

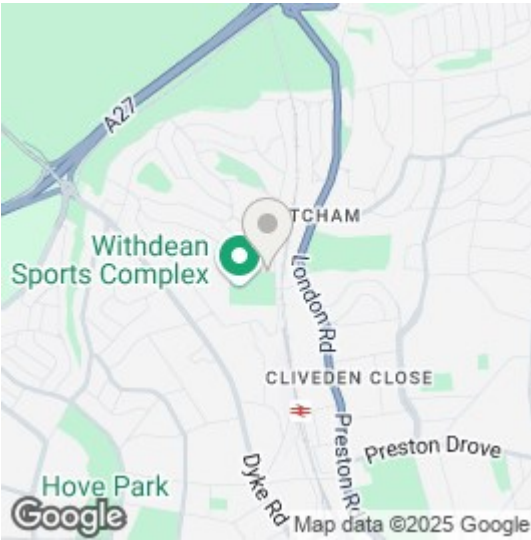
Bedroom
11'4" x 9'11"

Bathroom

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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Council:- BHCC
Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Total Area: 47.4 m² ... 511 ft²

All measurements are approximate and for display purposes only.