



MANHATTAN
COURT

hamlyn
smith.


Tongdean Lane, Brighton, BN1 6XZ

£275,000

hamlyn smith.

 2 Bedrooms

 1 Reception

 1 Bathroom


Hamlyn-Smith are delighted to bring to market, this well-presented, two-bedroom apartment, located in an attractive purpose built block on Tongdean Lane, in the sought-after Withdean area. The property is far enough out of town to benefit from extra space and quiet, but also well connected by road and public transport with easy access to Preston Park station.

- Two bedrooms
- Balcony
- Allocated parking
- Well presented throughout
- No onward chain
- Council tax band C
- EPC rating - C





 50 Goldstone Villas, Hove, BN3 3RS

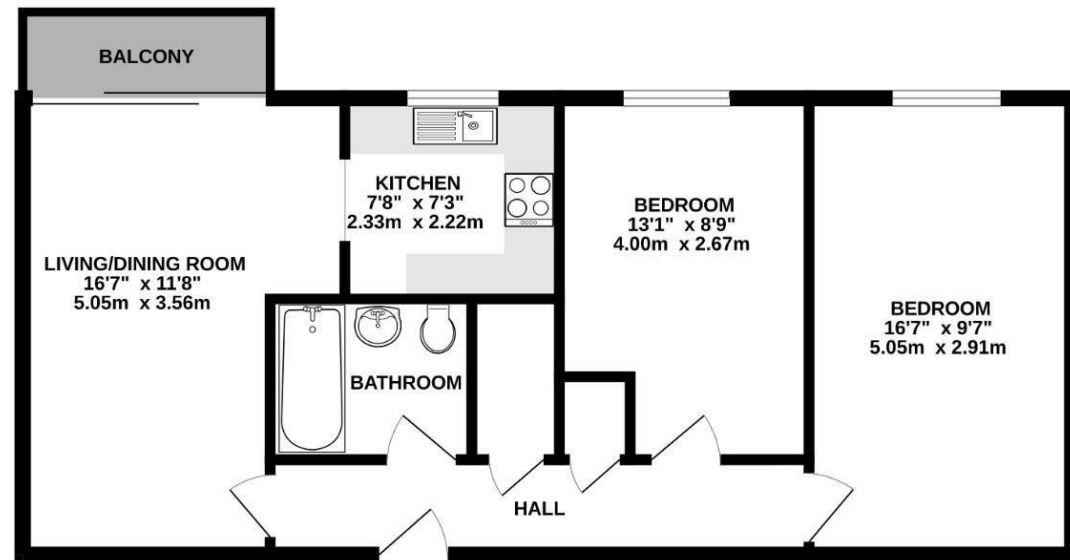
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 hello@hamlynsmith.co.uk

The accommodation is spread over 57sq metres, making it one of the bigger properties in the building. The flat also benefits from a balcony with a view of the surrounding trees, an allocated parking space, and the block has a secure bike storage area.

Inside the flat, all the rooms are arranged off a central hallway which has two storage cupboards and oak-effect flooring, which continues through to the main living area and kitchen. The spacious, light-filled living/dining room has sliding doors onto the balcony and there are two distinct zones, for relaxation and dining. From the dining area, an opening takes you through to the adjoining, modern fitted kitchen which has cream shaker-style units, white metro tile splashbacks, a butler sink, and a solid wood work top. There is also an integrated Bosch oven, a Neue induction hob and space for a fridge freezer and a washing machine. At the other end of the apartment, is a large double bedroom and a further good sized double, both with lovely big windows. The bathroom has a beautifully tiled floor, white suite and an over the bath electric shower.

Preston Park station is a fifteen minute walk, from where both Southern and Thameslink services to London can be accessed. Buses stop close by, including the 27, 5 and 5A, with regular services running to the city centre. The location is perfect for car users who need to access the A27 or A23 easily. Moments from the apartment is Withdean Park, which is a beautiful open space with one of the largest collections of lilac trees in the world. In early summer there is a spectacular display when the hundreds of different varieties come into flower. Withdean Sports Complex, just around the corner, has an athletics track, tennis and squash courts, a gym and a programme of exercise classes. The property is a short walk from the Eldred Avenue local shops where there is a post office and amazon hub, a corner shop, hairdresser, and a pharmacy.



SECOND FLOOR 614 sq.ft. (57.0 sq.m.) approx.

MANHATTAN COURT

TOTAL FLOOR AREA : 614 sq.ft. (57.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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