



Flat 14, Manhattan Court Tongdean Lane, Brighton, BN1 6XZ ~~£1,495~~ Per month

Maslen Letting Agents is delighted to offer a spacious apartment situated within a popular residential area of Withdean, Brighton. The property comprises two double bedrooms, spacious living room with SOUTH FACING BALCONY, fitted kitchen, bathroom and covered ALLOCATED PARKING. EPC Rating C. Council Tax Band C. The property is unfurnished and available beginning of October.

Communal Entrance

Main Entrance with stairs leading to the first floor.

Entrance Hall

Electric heater. Storage cupboard housing the hot water cylinder.
Doors leading to:

Living Room

16'6" x 10'9" (5.03m x 3.28m)
Double glazed sliding door to the South facing balcony. Electric heater. Doorway leading to:

Kitchen

7'6" x 7'3" (2.31m x 2.21m)
Matching wall and base units incorporating the electric oven, hob and extractor hood. Space for a fridge/freezer. Space/plumbing for a washing machines and possibly a dishwasher. Double glazed Southerly aspect window.

Bedroom One

16'6" x 9'6" (5.03m x 2.90m)
Double glazed Southerly aspect window. Electric heater.

Bedroom Two

13'1" x 8'7" (3.99m x 2.62m)
Double glazed Southerly aspect rear window. Electric heater.

Bathroom

Panelled bath with an electric shower over and glass screen.
Pedestal wash hand basin. Low level WC.

Balcony

Southerly aspect.

Allocated Parking

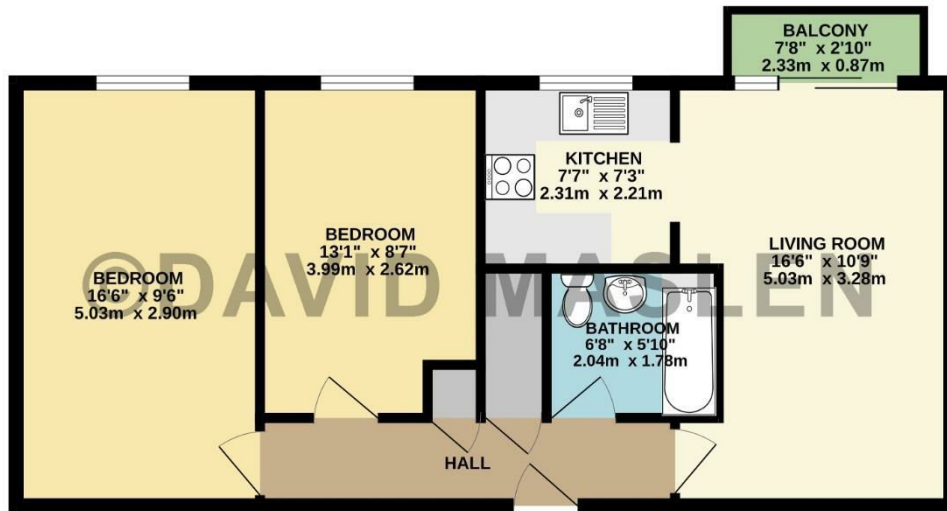
Situated to the rear of the building within a covered area.

PLEASE NOTE

Water Rate is £26 pcm.



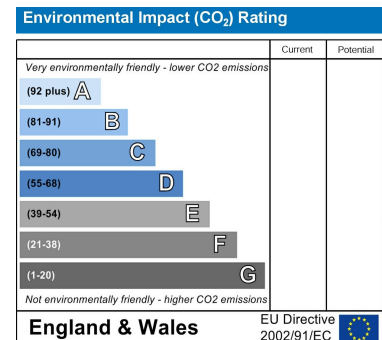
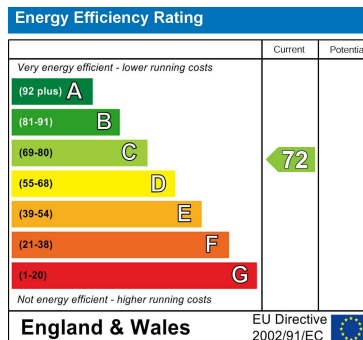
MANHATTAN COURT
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA: 602 sq.ft. (55.9 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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IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.



IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.
Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

COVERING THE CITY

SALES

39 Lewes Road,
Brighton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

LETTINGS

First Floor offices,
39 Lewes Road,
Brighton, BN2 3HQ
t: (01273) 321000
e: lettings@maslen.co.uk



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