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

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Price £275,000 - Leasehold

- Ground floor purpose built built patio flat
- Two spacious double bedrooms
- Generous living room with sliding patio doors
- Modern fitted kitchen with built in appliances
- White bathroom/WC with shower
- Secure door entry system
- Allocated residents vehicle parking space
- No ongoing chain
- Exclusive to Spencer & Leigh
- Viewing highly recommended

Located in the desirable area of Tongdean Lane, Brighton, this charming purpose-built flat with small patio garden offers a delightful blend of comfort and convenience. Spanning an impressive 709 square feet, this spacious ground floor residence features two well-proportioned double bedrooms, making it an ideal choice for couples, small families, or those seeking a serene retreat.

Upon entering, you are welcomed into a generous living room, which boasts double-glazed patio doors that seamlessly connect the indoor space to a small private patio and the beautifully maintained communal gardens. This outdoor area provides a perfect spot for relaxation or entertaining guests, enhancing the overall appeal of the property.

The modern fitted kitchen is equipped with built-in appliances, ensuring that culinary enthusiasts will find it both functional and stylish. The flat also includes a well-appointed bathroom, catering to all your daily needs.

Security and convenience are paramount, with a secure entry system and allocated residents parking, allowing for peace of mind in this vibrant community. Additionally, the property is offered with no ongoing chain, making for a smooth transition for prospective buyers.

Situated within close proximity to local shops and bus routes, this flat is also within walking distance of Preston Park mainline station, providing excellent transport links to the wider area. This property is not just a home; it is a lifestyle choice in one of Brighton's most sought-after locations. Don't miss the opportunity to make this lovely flat your own.

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. Close proximity to Withdean Sports Complex which includes a running track, tennis courts and EV charging. Popular schools catering for all ages can be found nearby as well as local amenities.

Communal Entrance

Entrance

Entrance Hallway

Living Room
16'6 x 10'2

Kitchen
7'9 x 7'3

Bedroom
16'6 x 9'6

Bedroom
13'2 x 8'9

Family Bathroom

OUTSIDE

Private Patio

Communal Gardens

Allocated Residents Parking

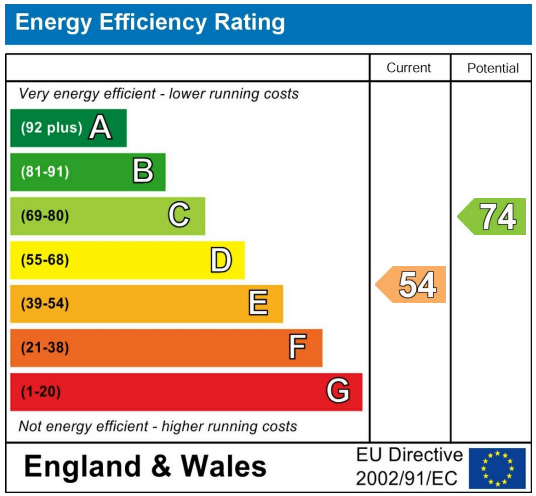
Property Information
93 years remaining on the lease
Service Charge - £1,453.52 p/a
Ground Rent - £100.00 p/a
Council Tax Band C: £2,182.92 2025/2026
Utilities: Mains Electric. Mains water and sewerage
Parking: Allocated Residents Parking and un-restricted on street parking
Broadband: Standard 17 Mbps & Superfast 175 Mbps (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.

t: 01273 565566

w: www.spencerandleigh.co.uk

Council:- BHCC
Council Tax Band:- C



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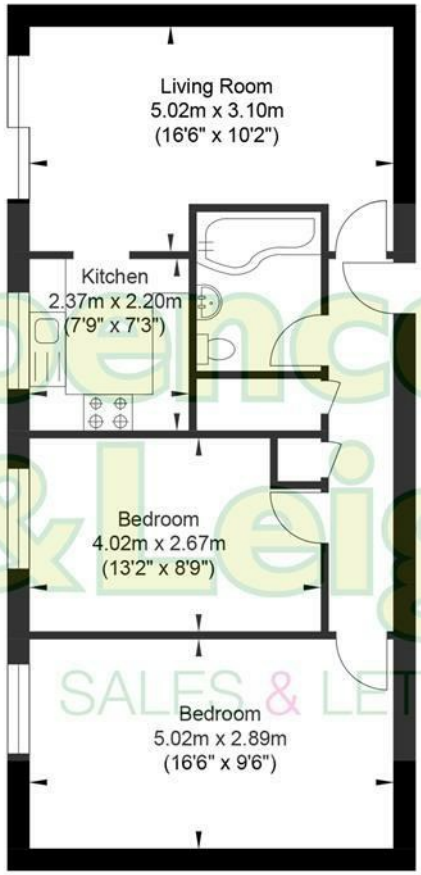
Tongdean Lane



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Ground Floor
Approximate Floor Area
709.2 sq ft
(65.9 sq m)

Approximate Gross Internal Area = 65.9 sq m / 709.2 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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