

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

Spencer  
& Leigh





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

Guide Price £280,000 - Leasehold

- Spacious first floor apartment
- Sought after position within block
- 19' dual aspect lounge/dining room
- Two double bedrooms
- Modern fitted kitchen
- White bathroom suite
- Pleasant Southerly aspect
- Double glazed windows
- Allocated undercover parking space
- No on-going chain

GUIDE PRICE £280,000-£290,000

This larger than average first floor apartment is situated in a sought after, quiet corner of Manhattan Court which benefits from a Southerly aspect and is offered for sale with no on-going chain. Featuring two double bedrooms, the well presented accommodation benefits from electric heating, a security door entry phone system and double glazed windows. The impressive lounge is 19' in length and not only has space for a dining table but also a pleasant dual aspect. There is a recessed modern fitted kitchen, giving a social element to this space and a modern white bathroom suite with fully tiled walls. Conveniently there is an undercover parking space and the block also benefits from visitors parking. Preston Park mainline railway station along with many other amenities can be easily accessed within walking distance. Viewing is highly recommended.



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

Private Front Door

Entrance Hall

Living Room/Kitchen  
19'0" x 18'7"

Bedroom  
15'8" x 9'6"

Bedroom  
13'1" x 8'7"

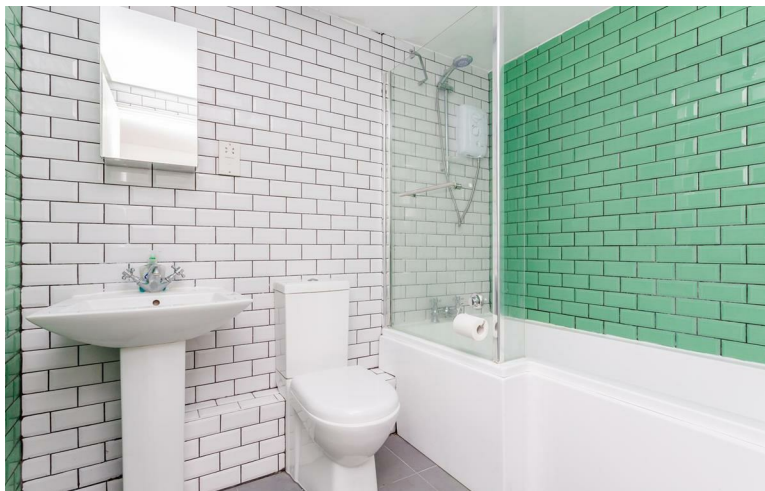
Bathroom

Car Park

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



Start at Spencer and Leigh Ltd - 108 Old London Road, Patcham, Brighton, BN1 8YA

Head northwest on Old London Road toward Old Patcham Mews

Sharp left onto Patcham By-Pass/A23

Continue to follow A23

Go through 1 roundabout

Turn right onto Tongdean Lane

Destination will be on the left - Manhattan Court, Tongdean Lane, Preston, Brighton, BN1 6XZ

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>	75	80
(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		
England & Wales	EU Directive 2002/91/EC	

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# Manhattan Court, Tongdean Lane, Brighton



Approximate Floor Area  
714.18 sq ft  
(66.35 sq m)

Approximate Gross Internal Area = 66.35 sq m / 714.18 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.  
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