Manhattan Court Tongdean Lane, Brighton,

£1,450 PCM

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 BALCONY, kitchen, bathroom and covered ALLOCATED PARKING. EPC Rating C. Deposit £1600. Council Tax Band C. The property is unfurnished and available now.

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DAVID MASLEN ESTATE AGENTS

Communal Entrance
Stairs leading to the 2nd floor.

Main Entrance
Door leading the hallway. Airing cupboard housing the hot water cylinder. Doors leading to:

Living/Dining Room
16'6" x 11'8" (5.05m x 3.56m)
Double glazed rear aspect patio door leading to the balcony. Electric radiator. Doorway leading to:

Kitchen
7'7" x 7'3" (2.33m x 2.22m)
Double glazed rear aspect window. Modern shaker-style units, white splash back tiles, butler sink, and a solid wood worktop. Integrated electric oven with an electric hob and an extractor hood above. Space/plumbing washing machine and space for a fridge/freezer.

Bedroom One
16'6" x 9'6" (5.05m x 2.91m)
Double glazed rear aspect window. Electric heater.

Bedroom Two
13'1" x 8'9" (4.00m x 2.67m)
Double glazed rear aspect window. Electric heater.

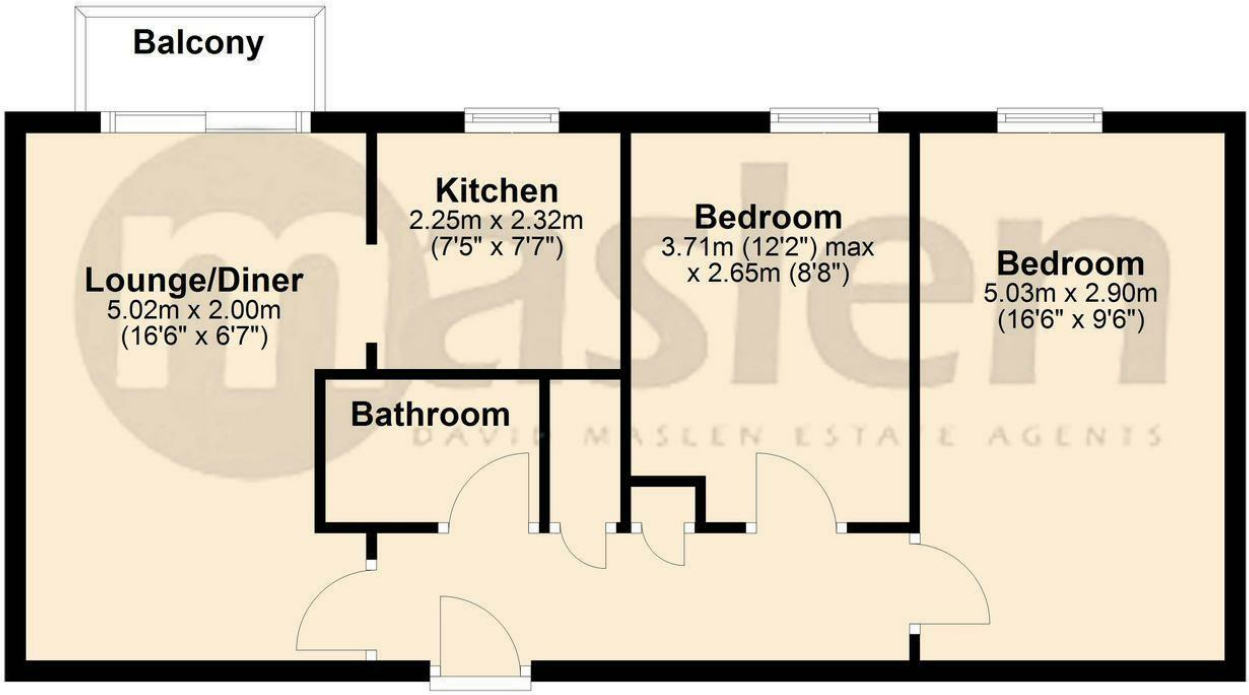
Bathroom
Paneled bath with an electric shower above. Low level WC. Wash hand basin.

Off Road Parking
Access to the rear of the property.

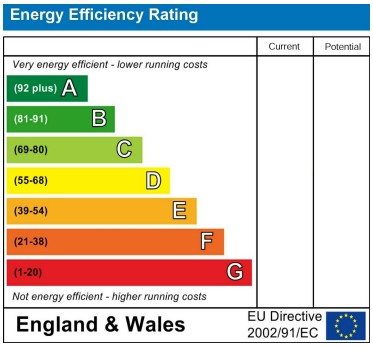
PLEASE NOTE
The water bill is £26 per month.

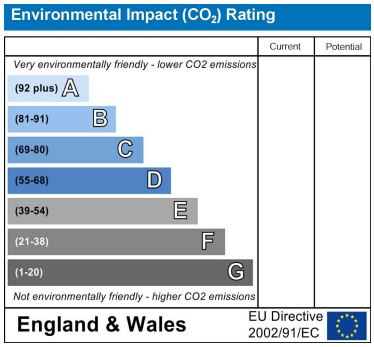
Floor Plan

Approx. 57.3 sq. metres (616.7 sq. feet)
(excluding Balcony)



Total area: approx. 57.3 sq. metres (616.7 sq. feet)





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.

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