



## Manhattan Court Tongdean Lane, Brighton, BN1 3JF

£1,495 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 £1700. Council Tax Band C. The property is unfurnished and available now.

### **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.

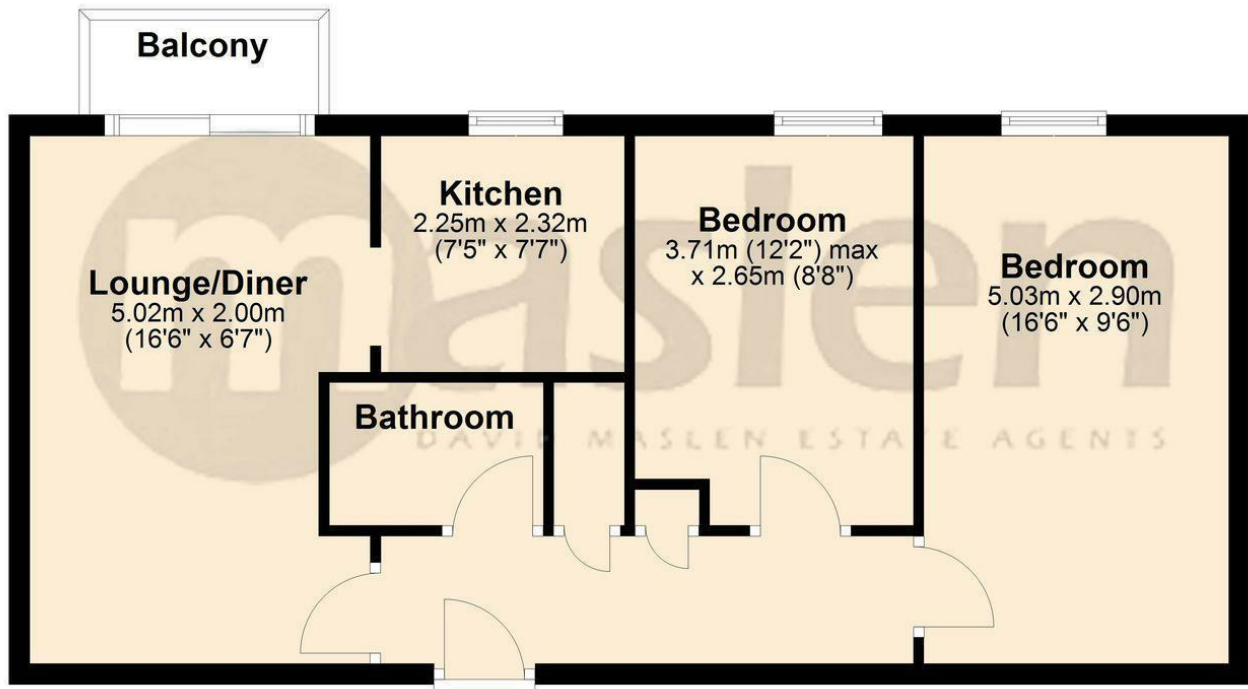
### **PLEASE NOTE**

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)

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>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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.

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