



Manhattan Court Tongdean Lane, Brighton, BN1 6AT £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.

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.

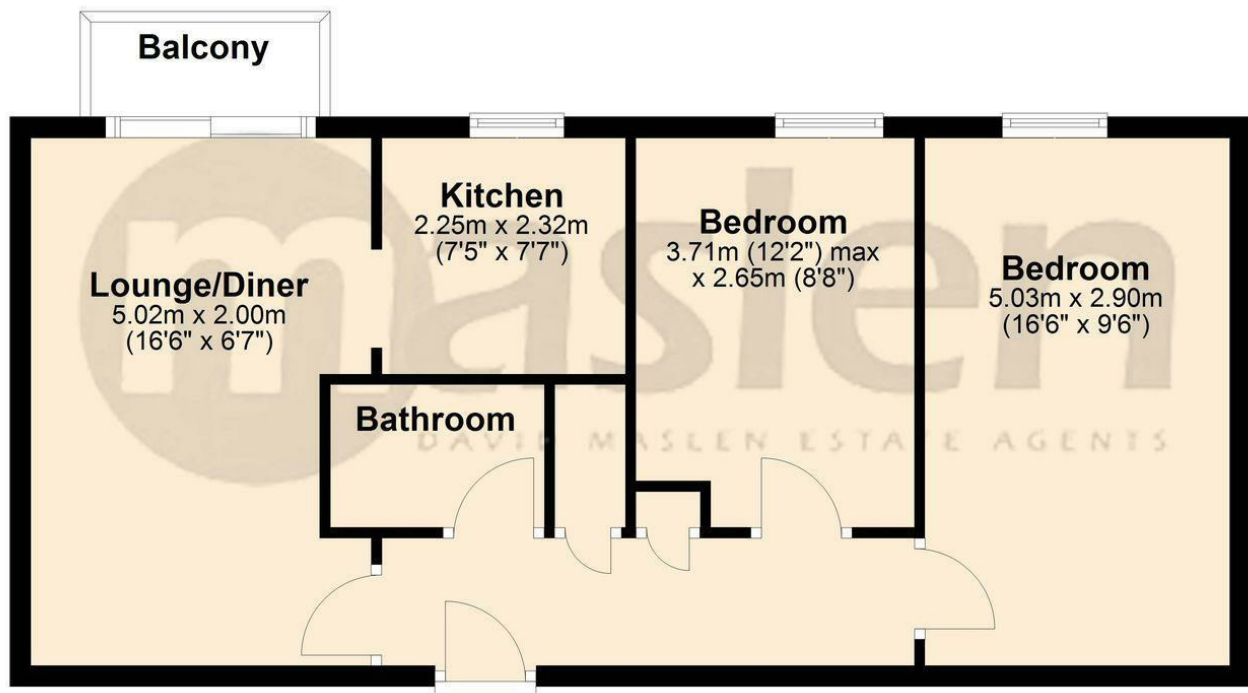
PLEASE NOTE

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT

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

IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

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



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.