

Spencer
& Leigh



Manhattan Court, Tongdean Lane, Brighton, BN1 6XZ

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Offers In Excess Of £250,000 - Leasehold

- Top Floor Flat
- Two Double Bedrooms
- No Onward Chain
- Allocated Undercover Parking
- Ideal BTL Investment or First Time Purchase
- Presented in Good Decorative Order Throughout
- Private Balcony
- Walking Distance to Preston Park Mainline Station
- Good access to amenities and transport links
- Exclusive to Spencer & Leigh

Spencer & Leigh are delighted to present this well-presented top-floor apartment in the highly sought-after Withdean district. The property boasts a balcony and comes with an allocated undercover parking space. It is in excellent condition throughout, making it an ideal first-time purchase or buy-to-let investment. The icing on the cake is that the property is offered for sale with No Onward Chain!

The Apartment comprises a spacious lounge/dining room, a fitted kitchen, two double bedrooms, and a white-tiled bathroom suite.

Manhattan Court itself is well-maintained and offers many amenities on its doorstep, such as Withdean & Preston Park, the gym, and the Stadium. It's also within easy walking distance to the mainline station for commuters, meaning this will tick many boxes.

Call today to avoid missing out and book your viewing appointment!



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
Stairs rising to all Floors
Entrance
Entrance Hallway

Lounge/Diner
16'7 x 10'9

Kitchen
7'7 x 7'2

Bedroom
17'9 x 8'11

Bedroom
14'3 x 8'9

Family Bathroom
6'8 x 5'6

OUTSIDE

Balcony
7'8 x 2'9

Communal Gardens

Allocated Residents Parking

Property Information

87 years remaining on the lease

Service Charge - £1,453.52 p/a

Ground Rent - £100.00 p/a

Council Tax Band C: £2,292.84 2026/2027

Utilities: Mains Electric. Mains water and sewerage

Parking: Allocated Residents Parking and un-restricted on street parking

Broadband: Standard 16 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

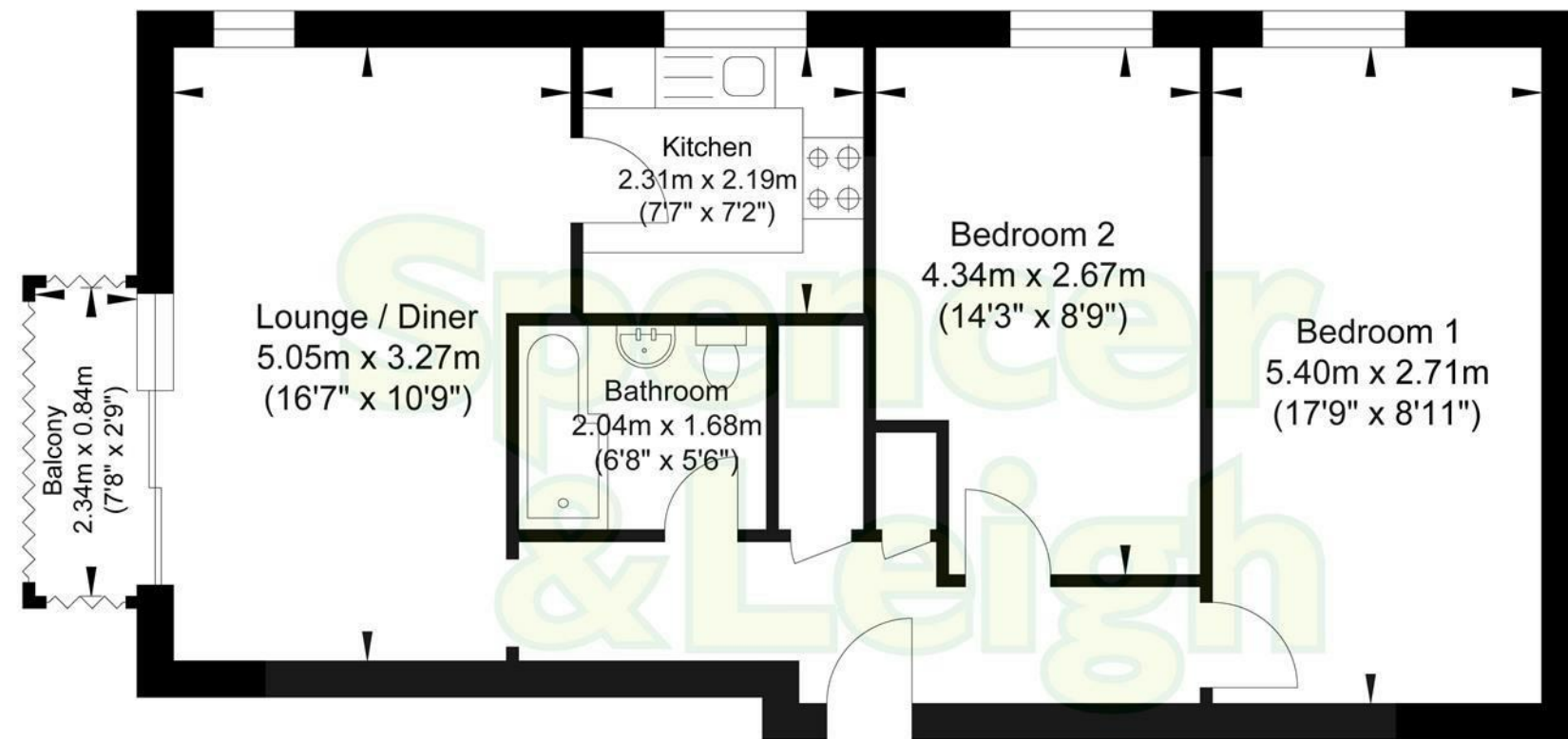


Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Tongdean Lane



Top Floor Flat
Approximate Floor Area
635.07 sq ft
(59.0 sq m)

Approximate Gross Internal Area = 59.0 sq m / 635.07 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.