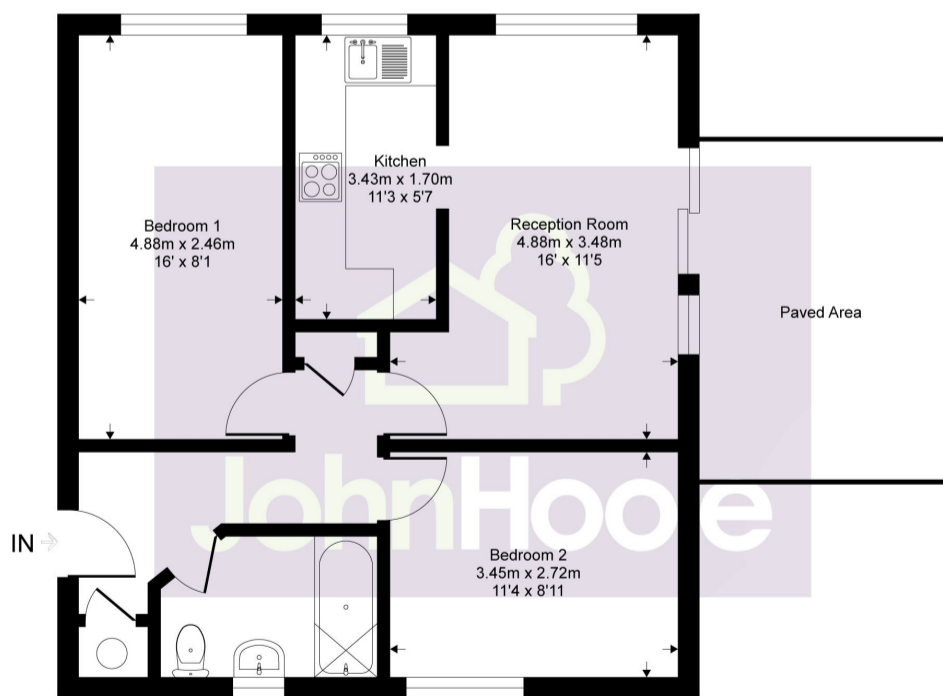




Manhattan Court, Tongdean Lane, Brighton, BN1 6XZ  
 OFFERS IN EXCESS OF £300,000



**Manhattan Court, BN1**  
 Approximate Gross Internal Area = 56 sq m / 604 sq ft



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.







Set back from the main London Road into Brighton, this spacious ground floor apartment offers contemporary living accommodation within the sought-after low-rise residence of Manhattan Court, nestled within peaceful and well maintained communal gardens. This tastefully decorated property boasts a well-proportioned dual aspect living/dining space with French doors leading to a privately owned part of the communal garden having a south-west facing paved area and attractive bespoke wooden seating - perfect for entertaining and relaxing in the sunshine. Also making for a convivial layout, the living room opens to a fitted kitchen with its sleek range of hi-gloss units and integrated appliances. Both bedrooms are good doubles, the second in particular being great for a child or even as a guest room with space for a work-from-home set up. Storage is well provided for by way of two large cupboards in the hallway and the modern bathroom is fully tiled with a white suite and shower over the bath. The entire flat has updated double-glazed windows to enhance its energy efficiency and fitted carpets throughout for warmth underfoot.

A tremendous bonus of the property is the allocation of a covered parking space - such a benefit in winter to avoid scraping ice on cold mornings and also keeping the car cool in hotter weather. Visitor parking is also conveniently provided on the estate.

Good security and peace of mind is catered for in Manhattan Court, with a camera installed in the car park and a door entry phone system for each flat.

This fabulous property is in the ultimate position for transport links - with frequent bus services into and out of Brighton, direct roads to the A27 and A23 and Preston train station being only a short walk away. Local amenities are all within a convenient distance too - Withdean Sports Stadium, Withdean Park and Sainsbury's to name but a few.



- GROUND FLOOR PURPOSE BUILT
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING AND ELECTRIC HEATING
- WELL MAINTAINED AND PRESENTED
- ALLOCATED PARKING
- SOUTH FACING LIVING ROOM & PRIMARY BEDROOM
- SOUTH-WEST FACING PATIO
- EASY ACCESS TO A27 & A23 & PRESTON PARK TRAIN STATION
- LOCAL TO WITHDEAN SPORTS STADIUM AND PARK
- CONTEMPORARY KITCHEN AND BATHROOM

