



47a, Mackie Avenue, Brighton, BN1 8RB

Spencer
& Leigh

47a, Mackie Avenue,
Brighton, BN1 8RB

Price £650,000 - £700,000 - Freehold

- Detached family home
- 26' Living room with a dual aspect
- 18' Kitchen
- Spacious accomadation
- Large family bathroom, cloakroom and shower room
- Private driveway & Garage
- Favourable east to west aspect
- Popular location
- Potential for roof terrace STPP
- Exclusive to Spencer & Leigh

This large detached home has a demanding position on the corner of Mackie Avenue and Sanyhils Avenue. The accommodation offers a 26' living room that leads to a 17' dining room that opens through to the kitchen, both the living room and kitchen benefit from a dual aspect. Additionally on the ground floor is the cloakroom. At the first floor level are four good size bedrooms, the family bathroom with "Jack & Jill" doors and a further shower room. Parking is provided via a private driveway leading to a 22' garage. Conveniently, easy access to woodland walks and local parks is situated nearby. Internal inspection is recommended to appreciate this well loved family home.



Mackie Avenue is in a highly sought after area and ideally situated for all amenities including M & S food, Next and Asda stores as well as local restaurants. The local schools and colleges nearby are considered to be good. There is easy access to all travel networks including buses in and out of the city as well as railway links to London and along the coast.



Entrance Porch

Living Room
26'4 x 12'4

Dining Room
17'6 x 7'8

Kitchen
18'4 x 9'8

Downstairs Cloak Room

Stairs Leading to

First Floor Landing

Bedroom
19'2 x 11'5

Bedroom
11'6 x 9'7

Bedroom
11'5 x 7'2

Bedroom
7'6 x 6'4

Bathroom
14'8 x 5'8

Shower Room

OUTSIDE

Front Garden

Private Drive

Garage
22' x 9'10

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



Starting out at Spencer & Leigh
108 Old London Road, Patcham

Turn left onto Ladies' Mile Road

Turn left onto Vale Avenue

Bear right onto Mackie Avenue

Finish on Mackie Avenue

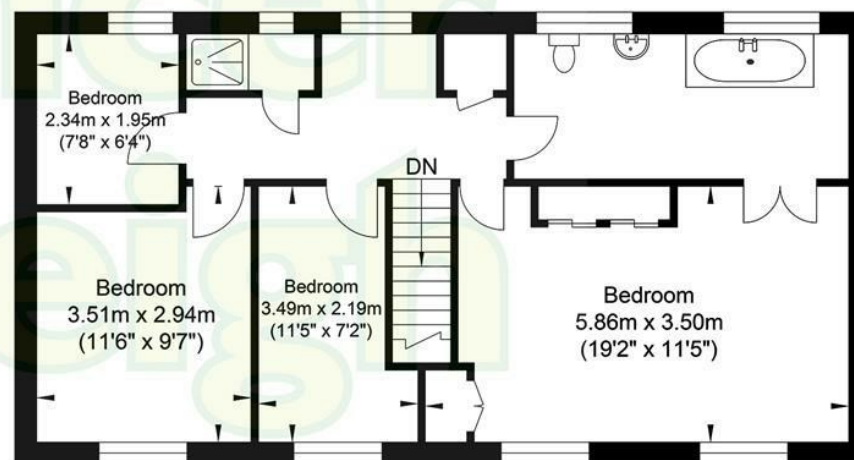
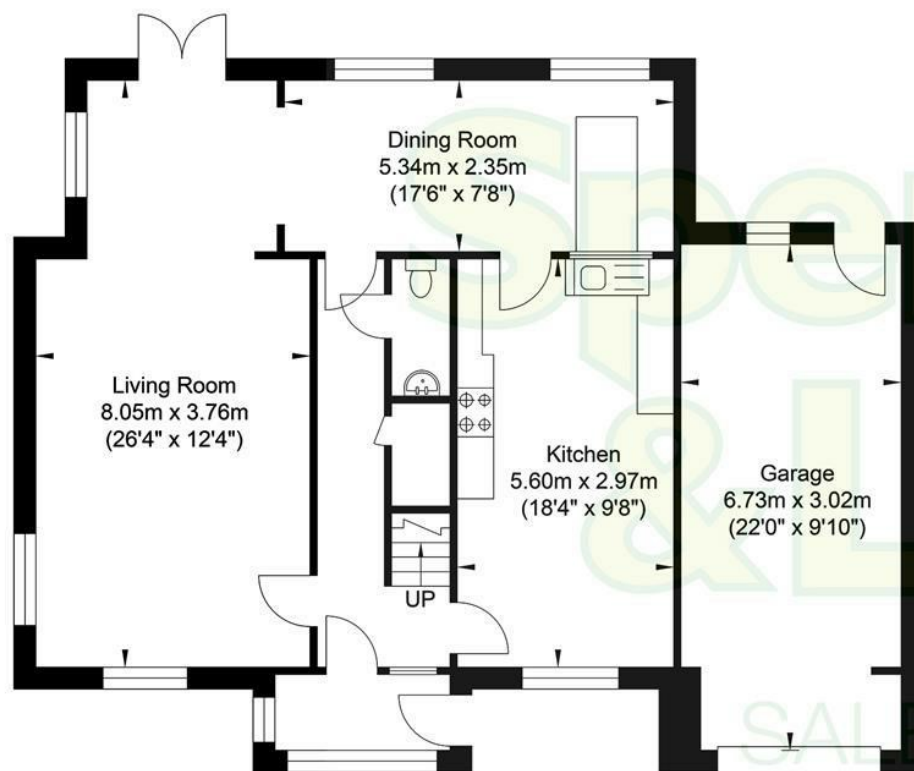
Council:- BHCC
Council Tax Band:- E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Spencer & Leigh

Mackie Avenue



Ground Floor
Approximate Floor Area
1001.04 sq ft
(93.0 sq m)

First Floor
Approximate Floor Area
671.45 sq ft
(62.38 sq m)

Approximate Gross Internal Area = 155.38 sq m / 1672.49 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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