



192, Mackie Avenue, Brighton, BN1 8SB

Spencer  
& Leigh



192, Mackie Avenue,  
Brighton, BN1 8SB

Guide Price £375,000 - Freehold

- Semi detached bungalow
- Sought after location close to amenities
- Two good size bedrooms
- 16' Lounge/dining room
- Modern fitted kitchen with space for appliances
- Modern fully tiled family bathroom
- 17' Conservatory overlooking rear
- Southerly aspect rear garden
- Private hard-standing at front
- Viewing highly recommended

GUIDE PRICE £375,000 to £400,000.

Tucked away at the top of Mackie Avenue in a pleasantly quiet location is this two bedroom semi detached bungalow. Internally the property offers a 16' bay fronted living room and ample space for dining room table and chairs, a modern fitted kitchen with lobby leading to the rear that our vendor currently uses as a utility area, two good size bedrooms leading to a 17 conservatory and a modern family bathroom with white suite. Outside the garden is laid to lawn with a patio to the rear of the conservatory and a raised paved area ideal for sun loungers. Parking is provided by a private hard-standing at the front. A regular bus service to Brighton can be sourced nearby and local shops in both Mackie Avenue and Patcham Old Village are well catered for. Viewing of the video tour is highly recommended to appreciate what this family property has to offer. Call Spencer & Leigh to book your personal tour.



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

Entrance hallway

Living/dining room  
16'8 x 11'1

Lobby to garden  
7'7 x 3'3  
Currently used as utility space

Kitchen  
8'7 x 6'11

Conservatory  
17'10 x 7'3

Bedroom  
13'3 x 10'

Bedroom  
10'6 x 8'10

Bathroom  
6'11 x 6'11

OUTSIDE

Private hard standing

Shared driveway

Rear garden with southerly aspect

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](http://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

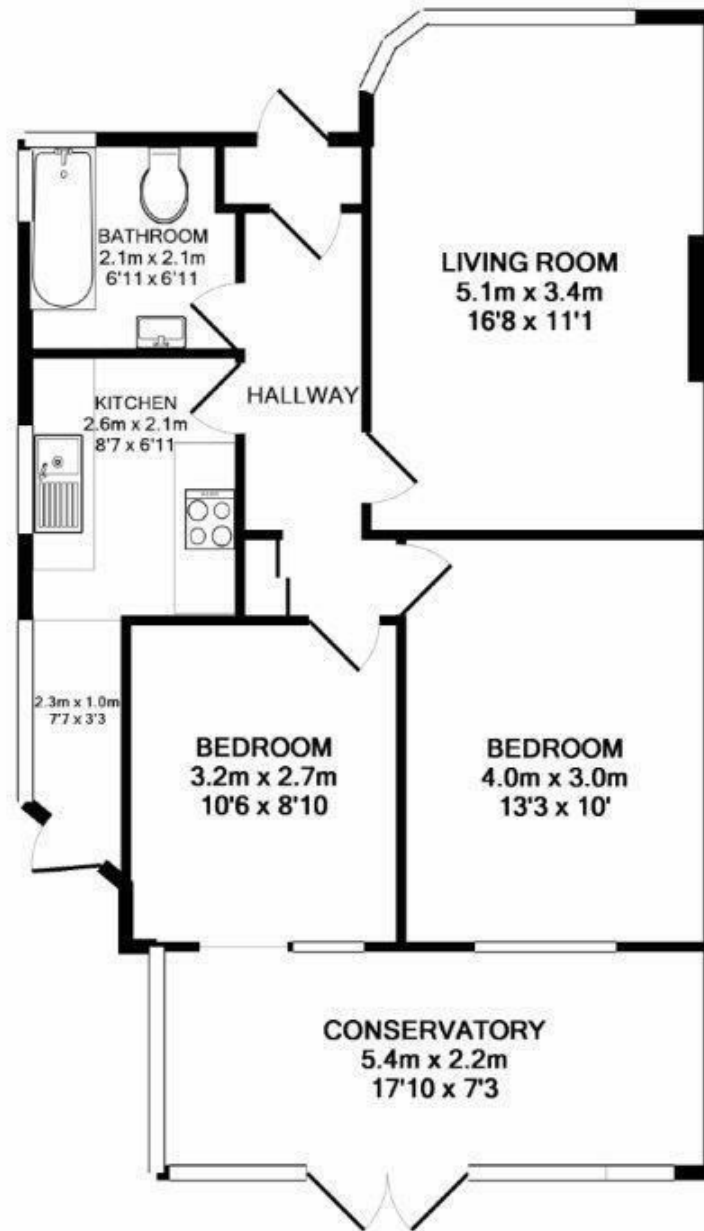
Finish on Mackie Avenue

Council:- Brighton & Hove City Council  
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</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	

**Spencer  
& Leigh**





TOTAL APPROX. FLOOR AREA 68.0 SQ.M. (732 SQ.FT.)  
Made with Metropix ©2017