



36 Mackie Avenue, Brighton, BN1 8RA

Spencer
& Leigh

36 Mackie Avenue,
Brighton, BN1 8RA

Guide Price £600,000 - £650,000 Freehold

- Spacious 1930s semi detached home
- Four bedrooms
- 25' Bay fronted living room
- 14' Conservatory/Garden room
- Set over three storeys
- Excellent condition throughout
- South facing rear garden backing onto playing fields
- Off street parking
- Internal inspection highly recommended
- Exclusive to Spencer & Leigh

GUIDE PRICE £600,000 - £650,000

This stunning extended four-bedroom 1930s home is now available for sale, with a guide price of £600,000 - £650,000. The property is in excellent condition and is set over three storeys, offering ample living space for a family. The ground floor comprises a spacious living room and a modern kitchen, perfect for cooking up a storm. There is potential to enlarge the kitchen (if required), our vendor has designs available to see. The ground floor has been extended with a beautiful additional reception room that overlooks the landscaped rear garden. The first floor boasts three good-sized bedrooms, each with plenty of natural light, and a family bathroom. The top floor is dedicated to the main suite, which includes a large bedroom with excellent views. The garden at the rear of the property is a real highlight, backing onto a playing field and offering ample space for outdoor entertaining. Off-street parking is provided at the front of the property whilst the garage at the rear has been converted to provide additional storage, This property is a must-see for anyone looking for a spacious family home in a desirable location.



Mackie Avenue is in a highly sought after area and ideally situated for all amenities including M & S food 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
 Entrance Hallway
 Sitting/Dining Room
 25'7 x 11'9
 Conservatory
 14'7 x 10'9
 Kitchen
 8'5 x 6'6
 Stairs rising to First Floor
 Bedroom
 13'8 x 11'3
 Bedroom
 11'10 x 11'4
 Bedroom
 7'4 x 6'
 Family Bathroom
 Stairs rising to Second Floor
 Bedroom
 16'4 x 13'10
 OUTSIDE
 Rear Garden

Garden Room/Garage
 19' x 9'1

Property Information
 Council Tax Band D: £2,338.06 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Off road parking & un-restricted on street parking
 Broadband: Standard 6Mbps, Superfast 263 Mbps, Ultrafast 1000Mbps available (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.

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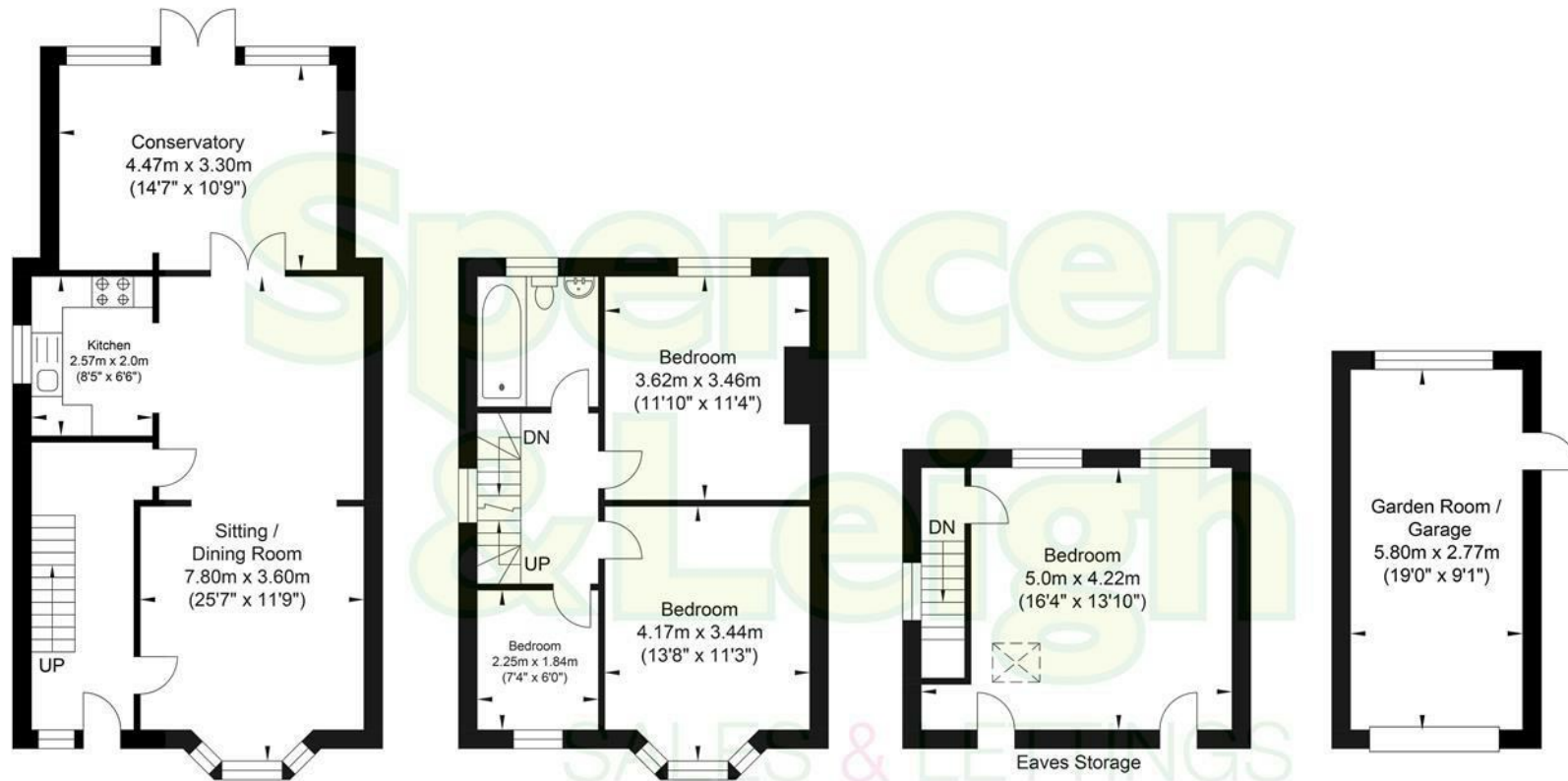
Council:- BHCC
 Council Tax Band:- D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	65	
(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	

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& Leigh**

Mackie Avenue



Ground Floor
Approximate Floor Area
591.90 sq ft
(54.99 sq m)

First Floor
Approximate Floor Area
428.29 sq ft
(39.79 sq m)

Second Floor
Approximate Floor Area
227.11 sq ft
(21.10 sq m)

Outbuilding
Approximate Floor Area
172.97 sq ft
(16.07 sq m)



Approximate Gross Internal Area = 131.95 sq m / 1420.29 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.