

**Spencer
& Leigh**

165 Mackie Avenue, Patcham, Brighton, BN1 8SE



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Offers In Excess Of £500,000 - Freehold

- Spacious semi detached family home
- Four bedrooms
- Requires some modernisation
- Balcony at rear
- Pretty location at far end of Mackie Avenue
- 26' Lounge/dining room
- 17' Kitchen/breakfast room and separate utility room
- Private driveway for one vehicle at front and detached garage at rear
- Front and rear gardens
- Internal inspection highly recommended

This delightful four-bedroom semi-detached house offers a wonderful opportunity for those looking to create their dream home.

Situated at the tranquil end of Mackie Avenue, this property is perfect for nature lovers as it is close to woodland walks, providing a serene and picturesque setting for daily strolls. The unique balcony at the rear of the house offers a lovely spot to relax and enjoy the fresh air, making it an ideal place for morning coffees or evening sunsets.

Although this property requires modernisation, it presents a fantastic blank canvas for you to unleash your creativity and design a home tailored to your tastes and preferences. The private driveway at the front ensures convenient parking for you, adding to the practicality of this residence. Conveniently, a detached garage is at the rear of the garden and accessed via neighbouring Eastwick Close.

Don't miss out on the opportunity to transform this house into your ideal living space. With its desirable location, spacious layout, and potential for personalisation, this property on Mackie Avenue is just waiting for you to make it your own. Contact us today to arrange a viewing and start envisioning the possibilities that this property holds for you.



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.



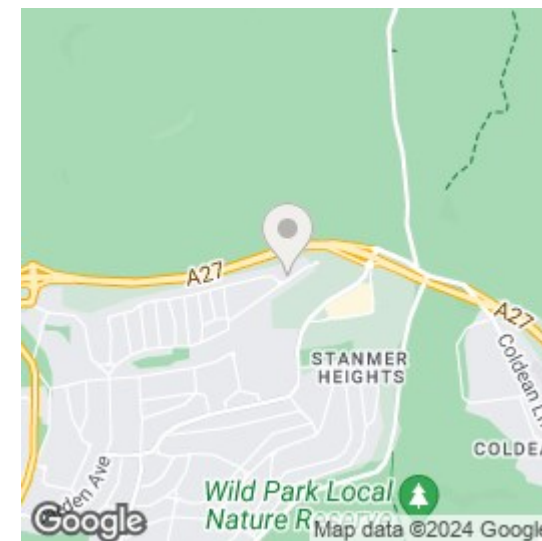
Entrance
 Entrance Hallway
 Living Room
 13'8 x 11'6
 Dining Room
 11'9 x 10'5
 Kitchen/Breakfast Room
 17' x 9'9
 Utility Room
 9'1 x 6'5
 Stairs rising to First Floor
 Bedroom
 11'11 x 11'
 Bedroom
 11'10 x 11'2
 Bedroom
 7'5 x 6'
 Roof Garden
 Family Bathroom
 Stairs rising to Second Floor
 Bedroom
 11'10 x 10'5
 OUTSIDE
 Rear Garden
 Detached Garage
 Accessed via Eastwick Close at the rear

Property Information
 Council Tax Band E: £2,857.63 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Garage, driveway and un-restricted on street parking
 Broadband: Standard 7Mbps, Superfast 67Mbps & 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.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- BHCC
 Council Tax Band:- E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(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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Mackie Avenue



Ground Floor
Approximate Floor Area
587.70 sq ft
(54.60 sq m)

First Floor
Approximate Floor Area
423.88 sq ft
(39.38 sq m)

Second Floor
Approximate Floor Area
120.77 sq ft
(11.22 sq m)

Approximate Gross Internal Area = 105.20 sq m / 1132.36 sq ft

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