

Spencer  
& Leigh



94 Mackie Avenue, Patcham, Brighton, BN1 8RD

## 94 Mackie Avenue, Patcham, Brighton, BN1 8RD

Offers In Excess Of £500,000 - Freehold

- Semi detached family home
- Three bedrooms
- Spacious 26' Living/dining room
- Stylish newly fitted kitchen
- Modern newly fitted bathroom
- Newly decorated and new floor coverings throughout
- South facing rear garden backing onto a nature reserve
- Garage & outbuilding
- Potential to extend subject to consent
- No onward chain

This charming three bedroom semi-detached family home located on Mackie Avenue is offered for sale with no onward chain. This property boasts a fantastic location, backing onto a serene nature reserve, offering a peaceful and picturesque setting for you and your family.

Upon entering, you are greeted by a spacious living/dining room, perfect for entertaining guests or relaxing with your loved ones. The newly fitted kitchen and bathroom add a modern touch to the property, making it move-in ready for you to enjoy.

This delightful home has been redecorated throughout with newly laid floor coverings, ensuring a fresh and inviting atmosphere for its new owners. One of the standout features of this property is its potential to extend both into the roof space and to the rear, subject to the necessary consents. This offers you the opportunity to tailor the space to your specific needs and create the home of your dreams.

Outside, you will find a south-facing garden, ideal for soaking up the sun and enjoying outdoor activities. Additionally, a garage provides convenient parking or extra storage space for your belongings.

Internal viewing of this particular property is essential to fully appreciate what's on offer. Popular local schools and other convenient amenities are within walking distance.



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.



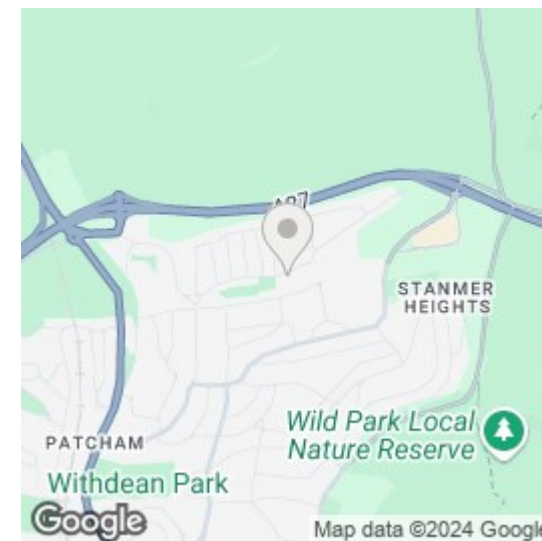
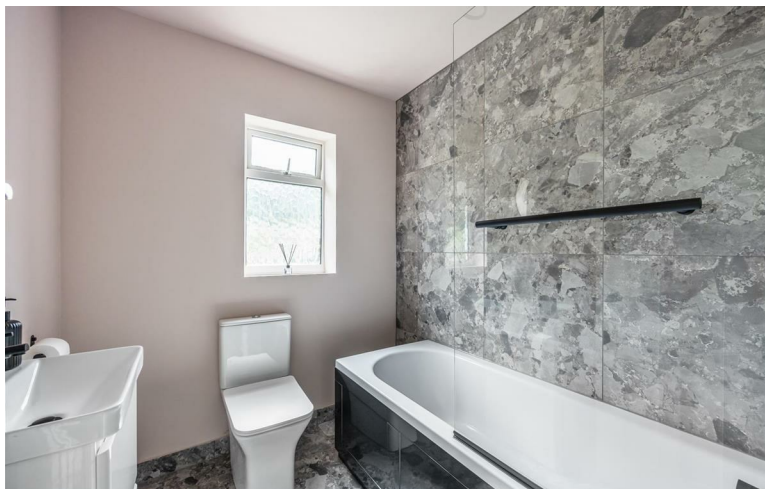
Entrance  
 Entrance Hallway  
 Sitting/Dining Room  
 26'2 x 11'5  
 Kitchen  
 19 x 6'6  
 Stairs rising to First Floor  
 Bedroom  
 14'9 x 9'  
 Bedroom  
 12'1 x 10'7  
 Bedroom  
 8'10 x 8'2  
 Family Bathroom  
 OUTSIDE  
 Rear Garden  
 Garage  
 15'7 x 9'  
 Outbuilding  
 7'10 x 5'2

Property Information  
 Council Tax Band D: £2,338.06 2024/2025  
 Utilities: Mains Gas and Electric. Mains water and sewerage  
 Parking: Garage, shared driveway and un-restricted on street parking  
 Broadband: Standard 7Mbps, Superfast 105Mbps & 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](http://www.spencerandleigh.co.uk)



Council:- BHCC  
 Council Tax Band:- D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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**

# Mackie Avenue



Approximate Gross Internal Area = 101.41 sq m / 1091.56 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.