



53, Mackie Avenue, Brighton, BN1 8RB

Spencer
& Leigh

53, Mackie Avenue,
Brighton, BN1 8RB

£2,250 PCM -

- Well presented and extended semi detached home
- Four bedrooms
- Master bedroom with en-suite shower room
- Spacious lounge with bay window
- Fitted kitchen breakfast room
- Modern family bathroom with shower cubicle
- Additional g/f cloakroom/WC
- Large lawn rear garden
- Shared drive leading to garage
- Available early August, unfurnished

Available to let from early August on an unfurnished basis, this fabulous house is located in the heart of Patcham within easy reach of schools, shops, bus routes and motorway links. The extended and well presented accommodation comprises a spacious entrance hall leading to a bright, formal lounge overlooking the front garden. To the rear is a well fitted kitchen breakfast room with glazed double doors leading to the good size lawn rear garden. Also on the ground floor, usefully, is a cloakroom/WC. Upstairs on the first floor are three good sized bedrooms with a modern fitted family bathroom that has the benefit of a bath and separate shower cubicle along with a wash hand basin and low level WC. The top floor features a fantastic master bedroom which also has a modern en-suite shower room. Other points worthy of a mention are the pleasant distant views obtained from the upper floors, gas fired central heating and double glazed windows. Popular schools and local shops are within walking distance. COUNCIL TAX - BAND D



Mackie Avenue is a highly sought after area and also ideally situated for all amenities including shops and supermarkets including M&S food, Next and Asda stores, what are considered to be good schools and colleges are nearby as well as a selection of restaurants. 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 hall

Lounge
13'9 x 11'9

Kitchen/Breakfast room
17'7 x 11'11

Ground floor cloakroom/WC

Stairs rising to first floor

First floor landing

Bedroom
11'10 x 10'6

Bedroom
7'1 x 7'

Bedroom
13'10 x 10'6

Bathroom
7'9 x 7'

Stairs rising to second floor

Second floor landing

Bedroom
19'6 x 11'10

En-suite

Front garden

Shared driveway

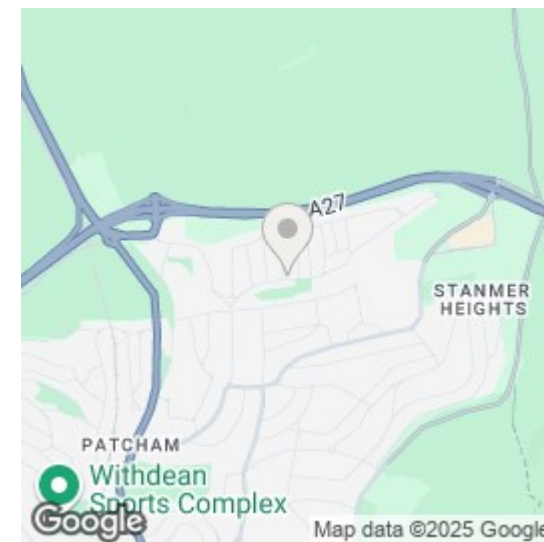
Garage

Rear garden

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

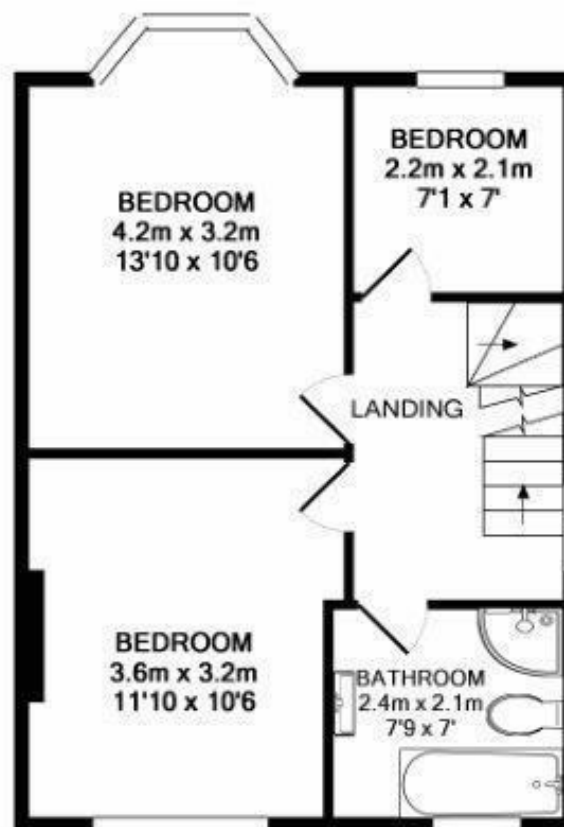
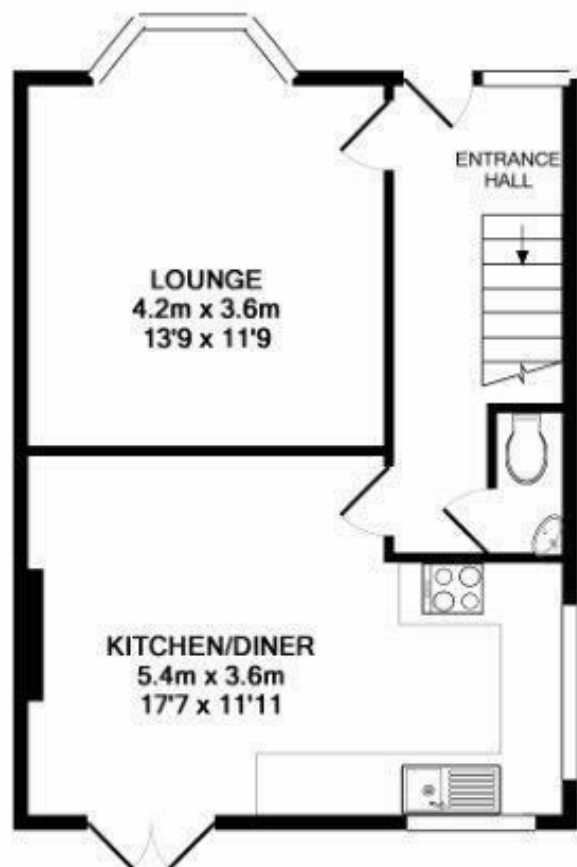


Council:- Brighton & Hove
Council Tax Band:- D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(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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TOTAL APPROX. FLOOR AREA 109.0 SQ.M. (1173 SQ.FT.)

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