



162, Mackie Avenue, Brighton, BN1 8SB

**Spencer
& Leigh**

162, Mackie Avenue,
Brighton, BN1 8SB

£2,250 PCM -

- Four bedroom semi detached chalet bungalow
- Open plan lounge/dining room & kitchen
- Two bathrooms & ground floor study
- Neutrally presented interior
- Gas fired central heating
- Double glazed windows
- Pleasant lawn rear garden
- Private off road parking
- Available early November, unfurnished
- Internal viewing recommended

OPEN DAY TUESDAY 7TH OCTOBER. Available to move into from early November, this imaginatively extended four bedroom semi detached family home is presented to a neutral theme. The versatile accommodation features a pleasant open plan living space at the rear of the property which benefits from bi-fold doors overlooking the rear garden, comprising an L-shaped lounge/dining area which extends into a good size kitchen. The ground floor is also home to either a second reception room or bedroom, depending on your needs, a study and a family bathroom. Three further bedrooms are located on the first floor together with a second bathroom. There is a low maintenance lawn garden and off road parking, provided by a hardstand. The property features gas fired central heating and double glazed windows. Local shops are well catered for in Mackie Avenue and Patcham Old Village. Popular schools are also within walking distance. Viewing is highly recommended. COUNCIL TAX - BAND C



Entrance Hall

Kitchen/Diner
18'5" x 16'7"

Lounge
13'4" x 9'10"

Bedroom 1
12'8" x 8'8"

Bedroom 2
11'0" x 10'4"

Bedroom 3
8'8" x 7'6"

Bedroom 4
16'4" x 11'0"

Bedroom/Study
9'4" x 6'10"

Bathroom

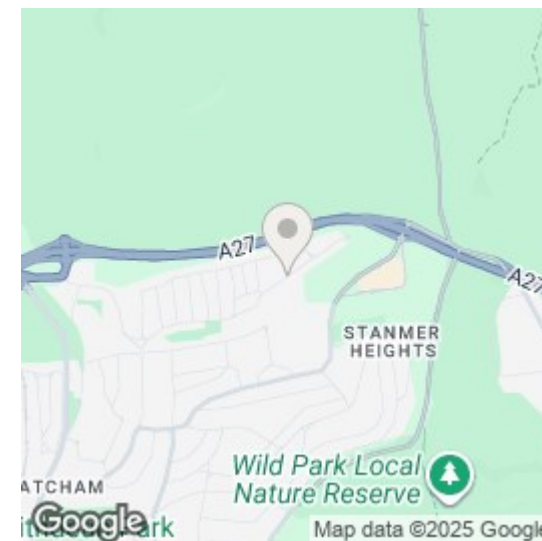
Shower Room

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

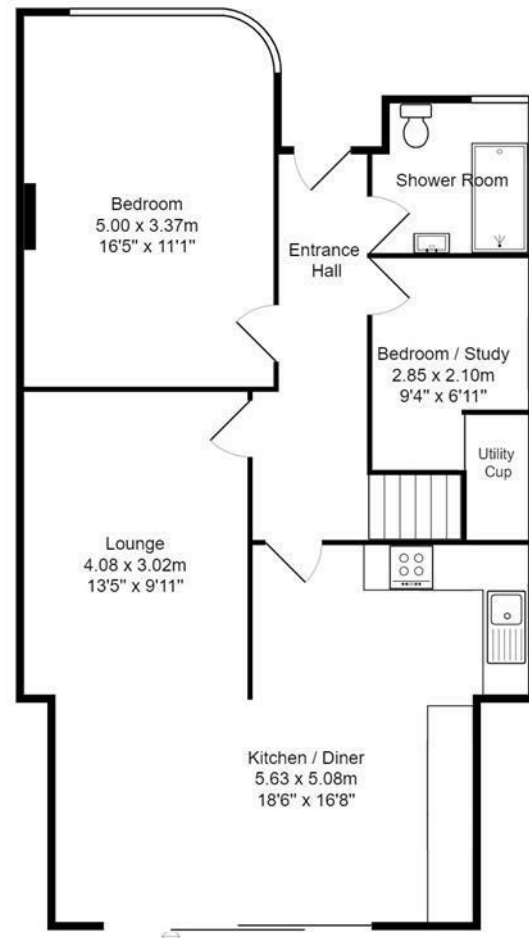


Council:- Brighton & Hove
Council Tax Band:- C

Energy Efficiency Rating

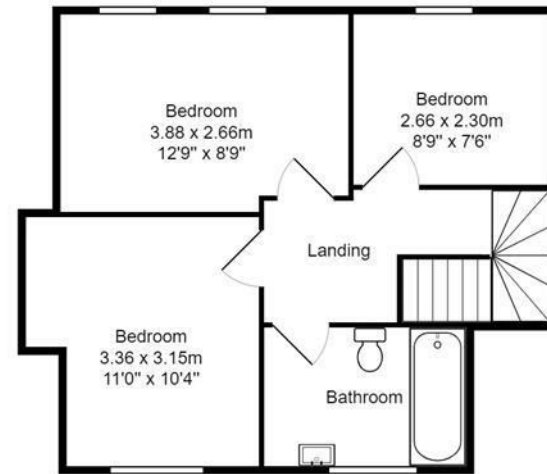
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor

Area: 76.0 m² ... 818 ft²



First Floor

Area: 40.0 m² ... 430 ft²

Total Area: 116.0 m² ... 1249 ft²

All measurements are approximate and for display purposes only.