



28, Mackie Avenue, BN1 8RA

Spencer  
& Leigh

28, Mackie Avenue,  
, BN1 8RA

£2,100 Per Calendar Month -

- Attractive semi detached family home
- Four bedrooms, one of which is on ground floor
- Spacious bay fronted lounge
- Modern fitted kitchen with French doors to garden
- White bathroom suite with bath & shower
- Interior refurbished in 2023
- Part paved & part lawn rear garden
- Private driveway providing off road parking
- Available to rent from early October, unfurnished
- Popular location in the heart of Patcham

OPEN DAY - FRIDAY 6TH SEPTEMBER. This attractive semi detached family home was refurbished internally in 2023 creating a contemporary and fresh living space which is available for possession on an unfurnished basis. Upon entering, you are greeted by a spacious entrance hall with a vaulted ceiling, this in turn leads through to a good size bay fronted lounge, a modern kitchen and bedroom 4. French doors from the kitchen provide access to the paved and lawn rear garden which neighbours a nature reserve. The first floor is home to three further bedrooms and the family bathroom which features a white suite. Grey carpets have been fitted since our images were taken. The property also boasts gas fired central heating and double glazed windows. Conveniently, there is a private driveway providing off road parking and a storage building in the rear garden. Popular schools within Patcham and local shops fall within walking distance. Viewing is highly recommended. EPC Rating: E

COUNCIL TAX BAND: D



Mackie Avenue is in a highly sought after area and ideally situated for all amenities including M&S food, Matalan 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 hall

Living room  
16'1 x 14'6

Kitchen  
10'11 x 9'11

Bedroom  
8' x 7'10

Bathroom  
7'10 x 7'2

Stairs leading to first floor

Bedroom  
14'2 x 12'10

Bedroom  
10'6 x 9'7

Bedroom  
7'11 x 6'6

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](http://www.spencerandleigh.co.uk)

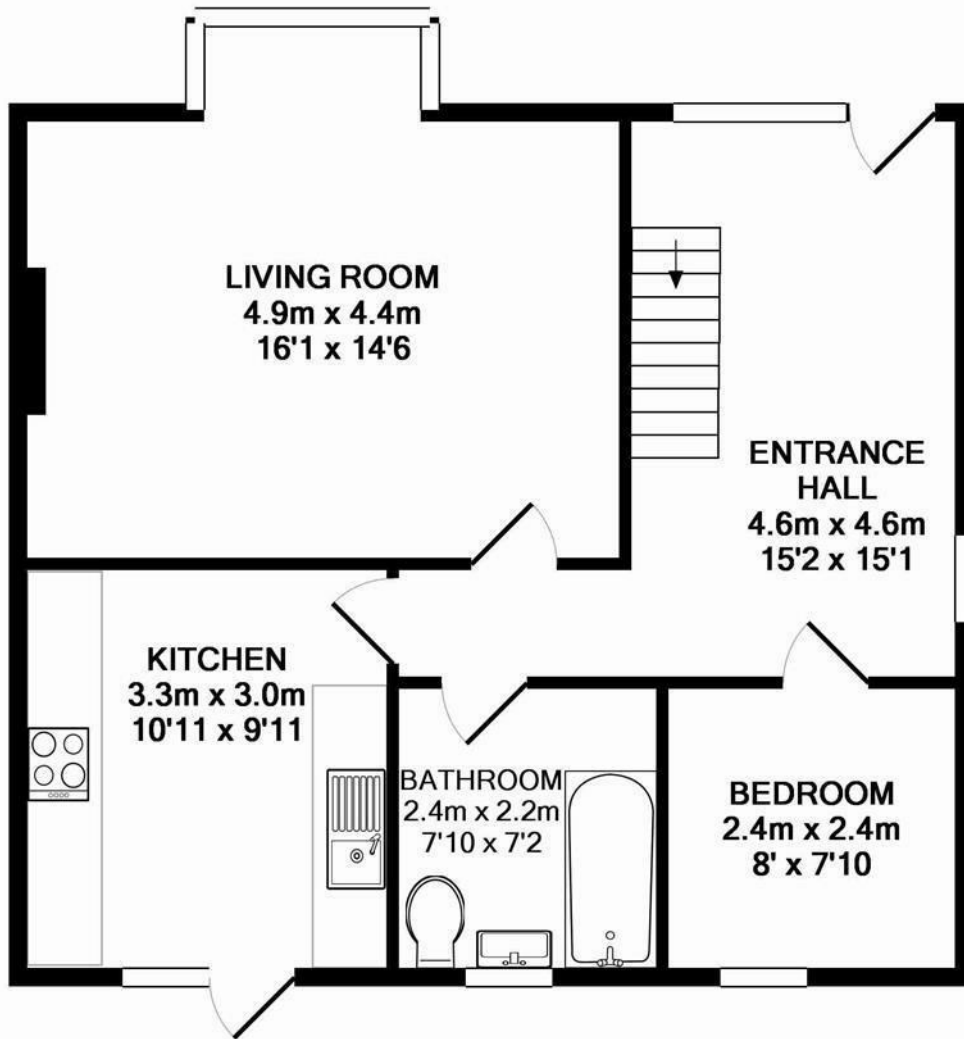


Council:- Brighton & Hove City Council  
Council Tax Band:- D

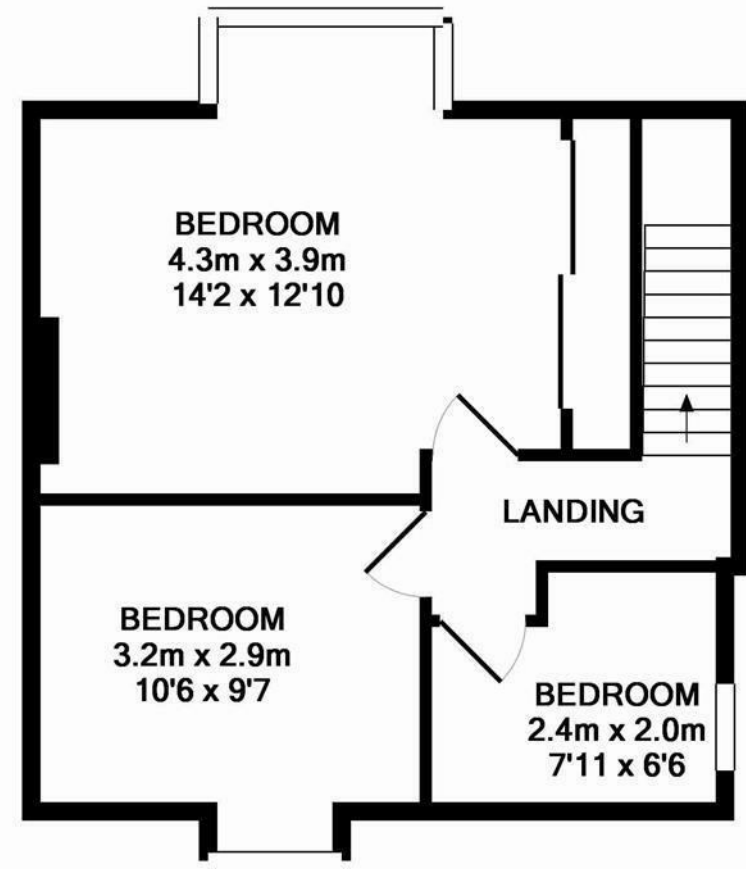
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</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



GROUND FLOOR  
APPROX. FLOOR  
AREA 54.7 SQ.M.  
(588 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 33.8 SQ.M.  
(364 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 88.5 SQ.M. (953 SQ.FT.)**

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