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## 264 Mackie Avenue

Brighton, BN1 8SD

### Offers In The Region Of £450,000

Located in the popular Patcham area, Mackie Avenue offers a blend of suburban charm and city convenience. Nearby amenities include supermarkets, local shops, and well-regarded schools like Carden Primary and Patcham High. Excellent transport links via the A23/A27 make commuting easy, while Brighton's vibrant city centre and seafront are just a short journey away.

Walking through an established garden to the front door is a porch that leads into the entrance hall. At the front of the property is a bathroom/WC, with the kitchen just behind. The kitchen features an integrated double hob, hood and oven whilst there are spaces and plumbing fixtures for a washing machine, dishwasher, fridge/ freezer. A wall-mounted boiler is also housed in this space.

At the end of the hall is a spacious dual aspect double bedroom. The adjoining dual-aspect lounge/dining room leading seamlessly into a double-glazed conservatory that overlooks the beautifully maintained garden.

Stairs rise to the converted attic space, which now provides two additional double bedrooms. The rear bedroom features a dormer window and benefits from an en-suite shower room/WC. The front bedroom enjoys VELUX windows and convenient access to eaves storage.

Externally, a shared driveway leads to a concrete garage, which has been bricked up at the front but could be reinstated if desired, as it was previously used as a workshop. A gated entrance provides additional access.

- No Chain
- Large Established Garden
- Well-Equipped Kitchen
- Double-Glazed Conservatory
- Generously Sized Bedrooms
- Newly Built Loft Conversion
- Opportunity for Expansion (SNPP)
- Garage & Driveway
- Council Tax: Band C

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



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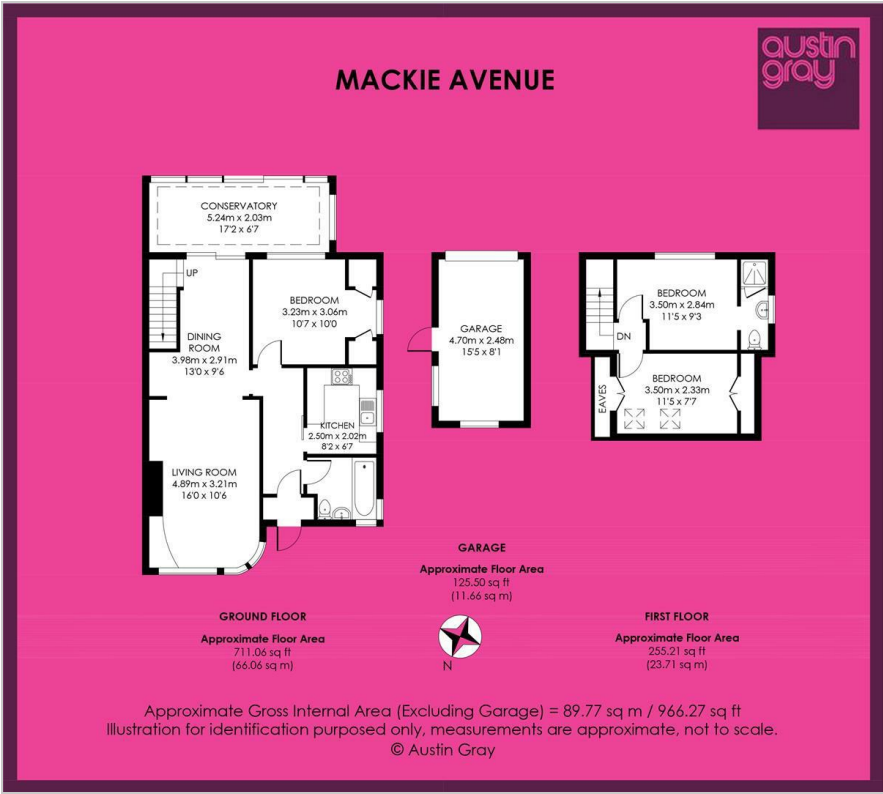
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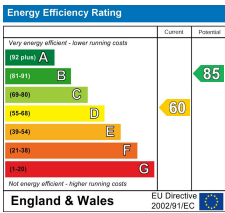
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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