



## 90 MACKIE AVENUE BRIGHTON, BN1 8RD

FREEHOLD

Guide Price £525,000 - £550,000. Superb family home with south facing rear garden and off street parking. This delightful semi-detached property benefits from spacious rooms, a good layout and plenty of natural light all combining to create a real sense of space throughout. The accommodation comprises; on the ground floor a good sized lounge with bay windows along with a large open kitchen/ dining room complete with double doors overlooking the delightful rear garden. Upstairs there are three bedrooms and a family bathroom. The garden room offers plenty of possibilities, a good sized room with double glazed windows and shower room, this could be a useful work from home office, living area or bedroom. Additional benefits include off street parking and access via a rear gate directly onto Ladies Mile Nature Reserve.

The location will appeal to many, in particular families looking to take advantage of the local schools along with great transport links into the City and surrounding areas. The A27 and A23 are moments away making this a great house for commuters too.

# Nicholas James

SALES LETTINGS AUCTIONS









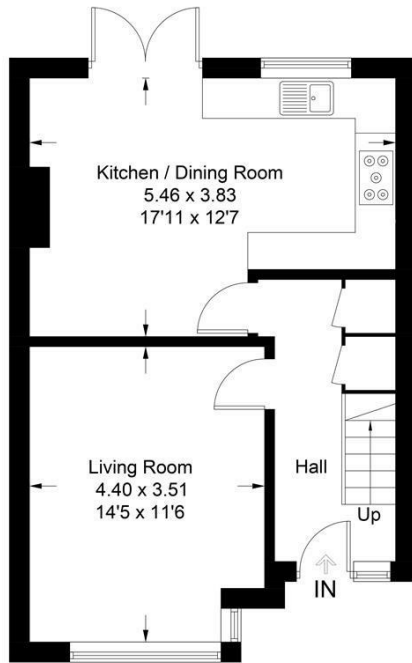


## 90 Mackie Avenue, Brighton

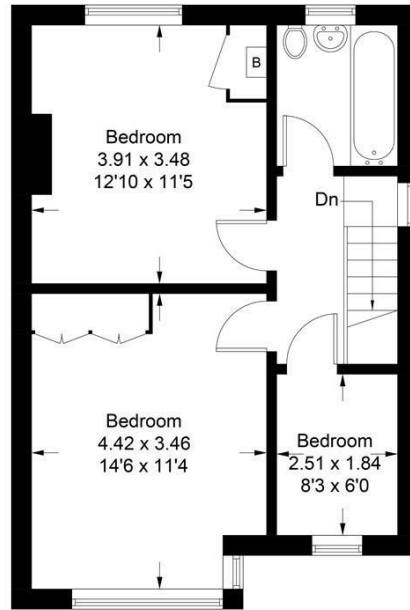
Approximate Gross Internal Area = 87.0 sq m / 936 sq ft

Outbuilding = 18.5 sq m / 199 sq ft

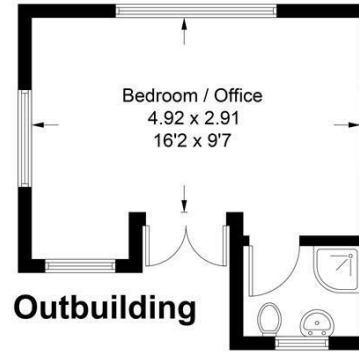
Total = 105.5 sq m / 1135 sq ft



Ground Floor



First Floor



Outbuilding

(Not Shown In Actual  
Location / Orientation)

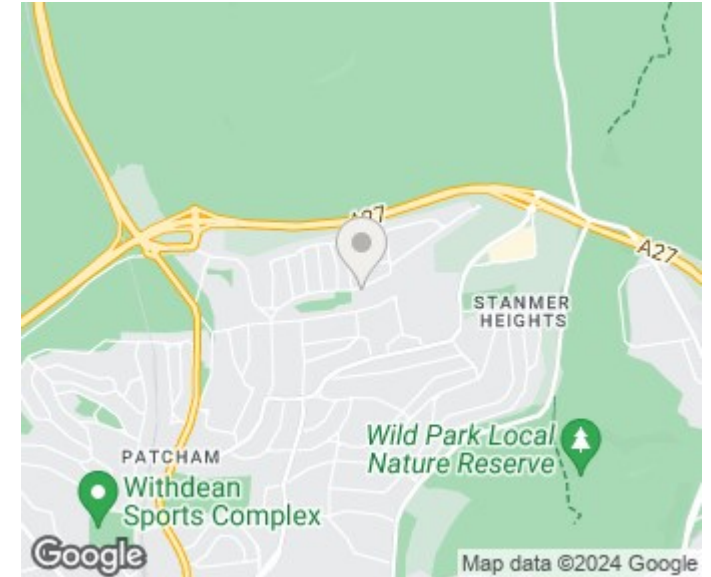


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1103247)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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SALES LETTINGS AUCTIONS