



189, Mackie Avenue, Brighton, BN1 8SE

Spencer
& Leigh

189, Mackie Avenue,
Brighton, BN1 8SE

Guide Price £325,000 - Freehold

- 1930s semi detached home
- Three bedrooms
- Requires extensive modernisation
- Two reception rooms
- No chain
- Huge scope to improve and extend, STNC
- Popular residential road in Patcham
- Internal inspection highly recommended
- Exclusive to Spencer & Leigh
- For Sale by Conditional Auction

For Sale Via Spencer & Leigh Online Auction powered by Bamboo Auctions.
Auction end date and time: Wednesday 18th March 2026 - 12.00 pm

The auction will be exclusively available online via our website including the legal pack information.

The registration process is extremely simple and free. Please visit the Spencer and Leigh website, and click on the 'menu' tab followed by 'Online Auctions'. A 'register' button can be found on this page or by clicking into the individual listing.

Stage 1) Register your email address, create a password and confirm your account.
Stage 2) View the legal pack and arrange any viewings
Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details
Stage 4) You are ready to bid - Good Luck!

No deposit monies are required before you bid.

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

Some Vendors may consider offers prior to the auction. These offers can only be submitted via Spencer and Leigh and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered.



Mackie Avenue is in a highly sought after area and ideally situated for all amenities including M & S food 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
 Entrance Hallway
 Living Room
 17'8 x 15'1
 Dining Room
 10'9 x 10'5
 Kitchen
 16'4 x 7'10
 Stairs rising to First Floor

Bedroom
 15'5 x 11'1
 Bedroom
 11'1 x 10'9
 Bedroom
 9'2 x 6'2

Family Bathroom
 OUTSIDE

Rear Garden

Property Information

Council Tax Band D: £2,455.79 2025/2026

Utilities: Mains Electric, Mains water and sewerage

Parking: Un-restricted on street parking

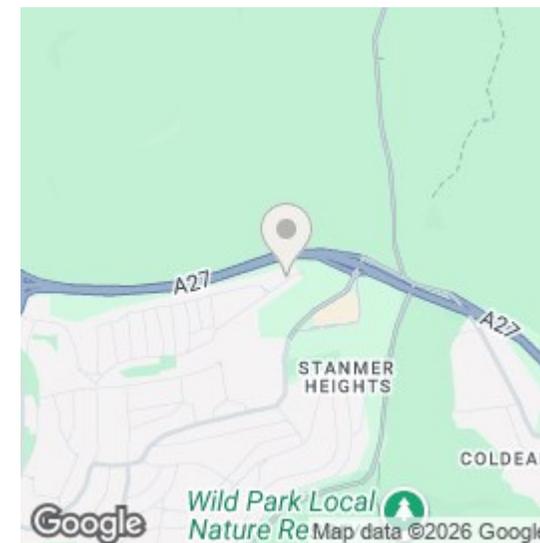
Broadband: Standard 5 Mbps, Superfast 66 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

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



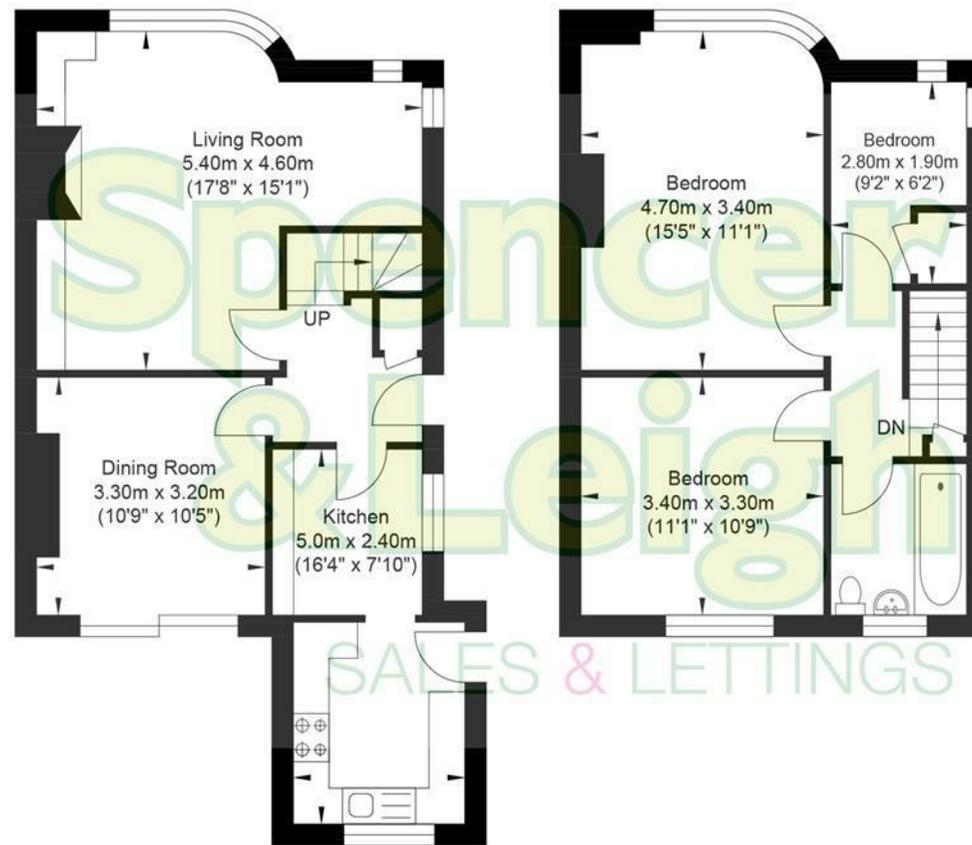
Council:- BHCC
 Council Tax Band:- D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Spencer
 & Leigh**

Mackie Avenue



Ground Floor
Approximate Floor Area
528.50 sq ft
(49.10 sq m)

First Floor
Approximate Floor Area
454.23 sq ft
(42.20 sq m)

Approximate Gross Internal Area = 91.30 sq m / 982.73 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.