

**Spencer
& Leigh**



168 Mackie Avenue, BN1 8SB

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Offers In Excess Of £425,000 - Freehold

- Semi detached bungalow
- Two bedrooms
- Lounge with bay window
- Fitted kitchen
- Shared drive & garage
- Potential to improve and extend, STNC
- No onward chain
- South facing rear garden
- Popular residential location
- Early viewing recommended

Situated in this popular residential area within easy reach of shops, schools and bus routes to the city centre is this two bed semi detached bungalow. The property is offered for sale with no onward chain and comprises two double bedrooms, a lounge with bay window, kitchen and bathroom/W.C. In our opinion there is great potential to further improve and extend, subject to the necessary consents. There is a south facing garden which is laid to lawn with a patio area and a garage accessed via a shared drive.



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.



Front

Living Room
17'1 x 10'11

Kitchen
8' 9 x 7' 1

Bedroom
13' 6 x 10' 0

Bedroom
10' 5 x 8' 10

Bathroom

Rear Garden

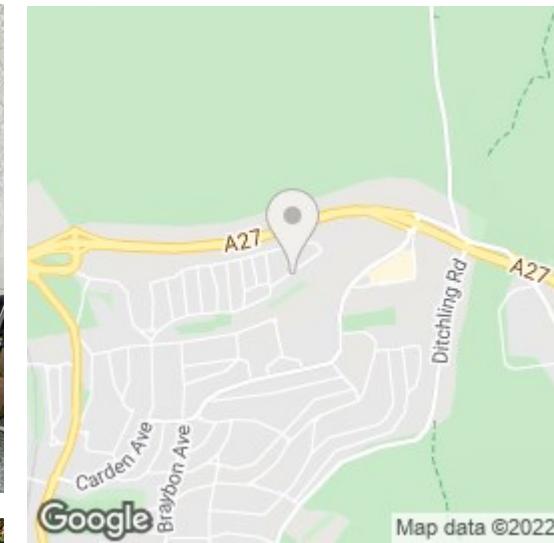
Shared driveway

Garage

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

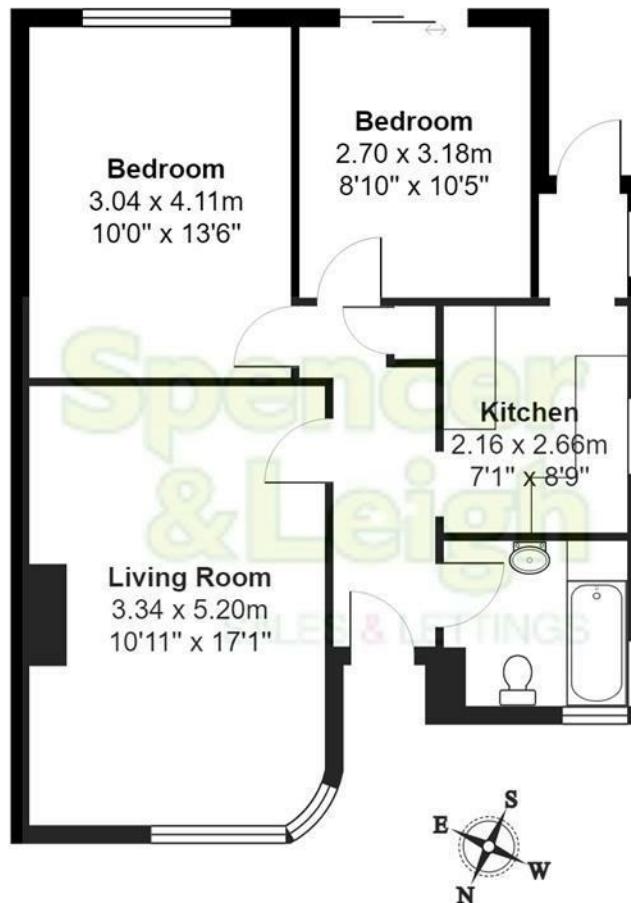


Council:- Brighton & Hove
Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		68
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Total Area: 57.7 m² ... 621 ft²

All measurements are approximate and for display purposes only