



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

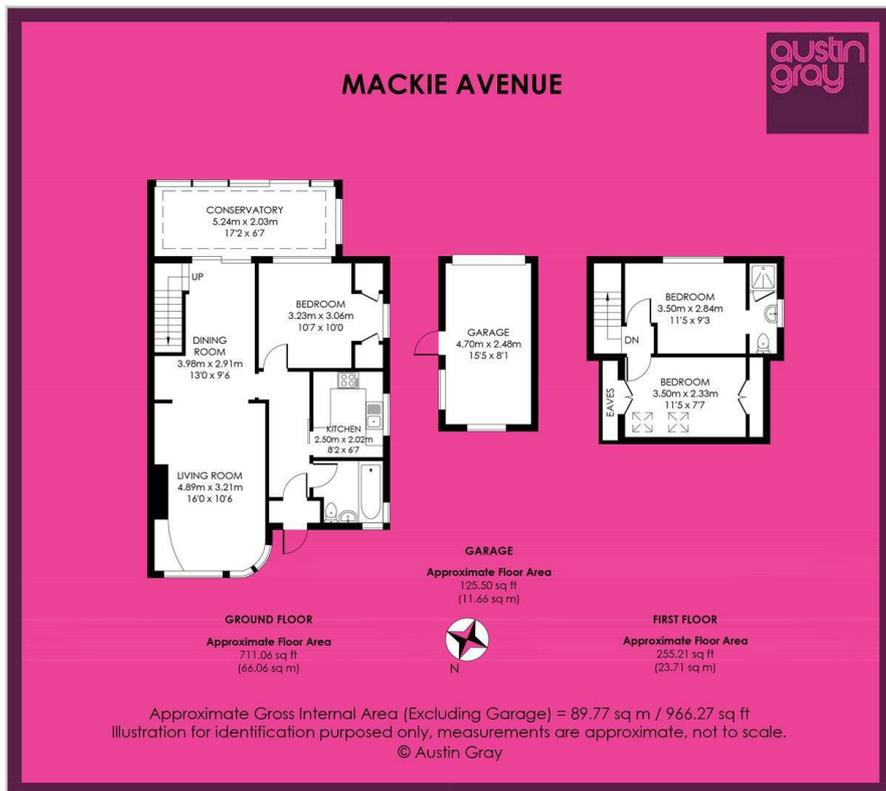
Viewing

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.



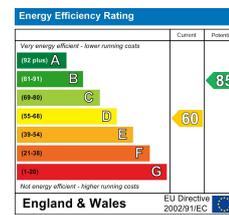
Floor Plan



Area Map



Energy Efficiency Graph



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