

PHILLIPS & STILL

Mackie Avenue, Brighton

Guide Price £165,000 - £175,000



- A delightful first floor one bedroom flat
- Perfect first time or investment purchase
- Popular location over looking Patcham Green
- Street parking available
- No onward chain

To view all our homes: phillipsandstill.co.uk



Mackie Avenue, Brighton, BN1 8SB



Whether you're looking for your first home or an investment you will not want to miss out on this spacious one bedroom first floor apartment located close to the desirable Patcham Village area with its' great schools, parks, and shops.

The vibrant City of Brighton and the seafront are within easy reach and Preston Park Station and the A23/A27 are right on your doorstep for those needing fast links to Gatwick Airport, London Victoria, or the coast. Amenities and local shops can be located below you in Mackie Avenue itself, also nearby in Ladies Mile Road and the Old London Road.

The property is the perfect first time or investment buy, its being offered with no ongoing chain and consists of: Open plan living room and kitchen, bedroom, bathroom and is located to the rear of the building. The flat has a great outlook onto Patcham Green, which is ideal for a summer picnic or walk on warm summers day.



Picture this...

Why not take a short ride or hop onto a bus into the City Centre for an adventure. There you can really soak up Brighton and Hove's cosmopolitan atmosphere by exploring the wide range of bars, restaurants and many shops that are available.

If you're in the mood for something more local, then you can take a stroll to either the 'Ladies Mile Pub' or 'Millers and Carter' which are both famous for their delicious food and ideal for a few drinks after a busy day at work!



Accommodation

FIRST FLOOR

COMMUNAL ENTRANCE

ENTRANCE HALL

RECEPTION

20' 6" x 12' 8" (6.25m x 3.86m)

BEDROOM

8' 3" x 8' 1" (2.51m x 2.46m)

BATHROOM





What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note:

Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
<http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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