



Mackie Avenue, Brighton, BN1

£475,000

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Sales and Lettings

INTRODUCING

Mackie Avenue, BN1

3 Bedrooms | 1 Bathroom | 1 Reception Room
931 Sq Ft | Patcham area | Separate Utility Room

Beautifully presented and naturally light, this semi-detached family home sits on an attractive avenue in Patcham: a quiet suburb of the city with excellent transport links and a wonderful sense of community. Built in the 1950s, the house has been well-designed with the family in mind, so the rooms are already spacious, yet as a semi-detached property, there remains scope to extend further in an area where planning consents are easier to come by.

With three bedrooms and room for further extension in the loft, there is space for a family to grow. To the front, there is ample off-street parking alongside a south facing garden and there is a second patioed garden to the rear for children to play in safety.

Mackie Avenue sweeps through Patcham close to Mackie Park. This house holds a corner plot giving it two areas of lawn bathed in sunshine from the south, and a neat brick drive with space to park two or three cars. Stepping inside, it is clearly a well-maintained home with a stylish décor allowing the new owners to move straight in with ease.





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the family to relax in the evening. It is homely with a wood burning stove, or gas central heating for when time is of the essence. Natural light filters in through new white shutters on the south facing box bay window and natural wood flooring brings both form and function to the space, complementing sage green walls.

Moving through the house, the kitchen breakfast room spans the back of the house with space for a kitchen table to seat six. Newly fitted, the finish is stylish in a modern-country style pairing Shaker cabinets with solid oak worktops with a butler sink seamlessly cut-in. While the dishwasher is integrated, space has been left for a range cooker and an American fridge freezer which may be available by separate negotiation. A door leads through to the separate utility room where there is space and plumbing for two machines alongside an area for ironing and folding clothes, nicely tucked away from the rest of the house.

Outside, the rear garden is laid to stone with space for outdoor seating, children's play equipment and alfresco dining. While it is technically north facing, it receives plenty of sunshine due to an open aspect to the east and west, and there is a long sleeper flower bed for growing plants and herbs.

Returning to the house, there are three bedrooms on the first floor; two spacious doubles and a single, ideal as a nursery or study for those working from home, or older children needing a quiet space for exam revision.

To the rear, the second double is currently designed as a child's bedroom with a wall mural, but it would be easy to change style with a lick of paint. It is a sunny double room with a double-glazed window and two full height wardrobes built into the alcoves around the chimney breast ensuring the floor space is not compromised. Next door, the principal bedroom shares the same aspect and shuttered box bay window as the living room below it, plus there are further built-in timber wardrobes offering ample clothes and shoe storage for two.

Nearby, the bathroom is classic in white with a chequerboard floor and a shower over the white bath suite.





Vendors' Comments:

"We have loved our time here, in this house and in Patcham itself. There is such a fantastic sense of community here, and while you feel close to the countryside, you are really well-connected to the city too. Our family is growing so we have decided to upsize, but we are hoping to stay in the area."





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LOCATION GUIDE

Good to Know

Shops: Ladies Mile Road shops are 6 minute walk

Train Station: Preston Park Station 15 mins on the bus

Seafront or Park: Mackie Park on the doorstep, Barhill Avenue playground 7 min walk

Education

Primary: Westdene Primary, Patcham Infants and Junior Schools

Secondary: Patcham High School

Private: Brighton College, Lancing Prep

Once just a quaint village, Patcham grew to join Brighton during the early 20th Century, and it is now a thriving suburb with tree lined avenues, generous family homes and fantastic transport links. The last ten years has seen further regeneration to area as more and more families move from the city centre to find homes with more space; surrounded by greenery and fresh air. Withdean Sports Complex is around the corner, and the city centre shopping districts and beach are also within easy reach by bus. This house also offers easy access to Preston Park Station, the A27 and A23, all with direct and fast links to the airports and London should you require them on a daily or weekly basis.

Approximate Gross Internal Area = 86.54 sq m / 931.50 sq. ft

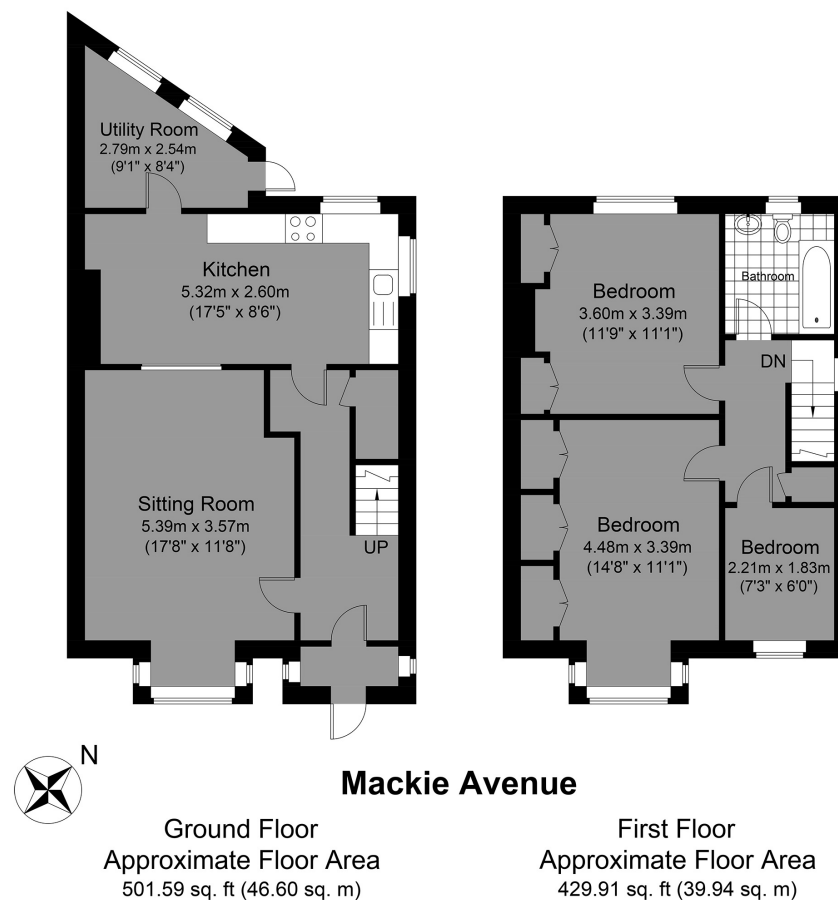


Illustration for identification purposes only, measurements are approximate, not to scale.