





welcome to

Mackie Avenue, Brighton

Fox & Sons are delighted to bring to the market this semi-detached 1930's family house, located at the end on Mackie Avenue in Patcham. The property consists of 4 bedrooms, through lounge diner, kitchen breakfast room and utility area, roof terrace, rear garden, garage & off road parking.













Located at the end of Mackie Avenue, being a stone's throw away from the South Downs National Park is this four bedroom semi-detached family home with accommodation over three floors. The property features a large through lounge dining room with bay window to the front, a good size kitchen breakfast room with a handy utility area.

Moving up to the first floor you will find two bedrooms to the front, and the main bedroom to the rear with access out to the private roof garden which enjoys views over the rear garden. The family bathroom is also on this level. Moving up to the second floor where you will find a further bedroom (3rd) which has a door leading into the loft area with plenty of eaves storage space.

Outside the rear garden is arranged as a patio area leading onto the lawned section with mature shrubs and trees. The garage is accessed from the rear of the property in Eastwick Close.



Total floor area 126.6 m2 (1,363 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientation are approximate. No liability is taken to any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by

Location

Mackie Avenue is situated in a desirable location in Patcham being ideal for nature lovers, dogwalkers and families with nearby nature reserve (known for Scots pine), parks and schools for all ages which have OFSTED ratings between good to outstanding. Patcham Village has a number of historic buildings as the original village dates back to the 12th century, along with local shops, cafes, restaurants and a Post Office. The property itself is set in an enviable position along this tree lined road and sits at the top end of Mackie Avenue, which is a no through road. You will also find within a short walk a large area of green space which is suitable for families to use to play on known as Eastwick Bottom.

Excellent transport links are an added benefit, with local bus services which run from three separate stops along Mackie Avenue to Preston Park and Brighton city centre making access to both Preston Park station and Brighton mainline station readily accessible. The A23/A27 road network is also within easy reach making this location very popular with car commuters.

Key Information

Schools

Primary: Patcham Junior School - 0.9 miles, Patcham Infant School - 1.1 miles, Westdene Primary School - 2.2 miles, St Bernadette's Catholic Primary School - 2.4 miles, Balfour Primary School - 2.5 miles, Hertford Infant School - 3.0 miles, Downs Junior School - 3.1 miles, Downs Infant School - 3.1 miles, Stanford Infant School - 3.2 miles, Stanford Junior School - 3.4 miles, Coldean Primary School - 3.4, Hertford Junior School - 3.5 miles,

Secondary: Patcham High School - 0.9 miles, Varndean College - 1.9 miles, Downs View Link College - 2.0 miles, Dorothy Stringer School - 2.2 miles, Varndean School - 2.5 miles, Cardinal Newman Catholic School - 3.3 miles, BHASVIC College - 3.8 miles.

Train Stations

Preston Park Stations - 2.0 miles London Road Station - 3.3 miles Brighton Mainline Station - 3.6 miles

Amenities

Mackie Avenue Shopping Parade - 0.3 miles
Ladies Mile Road Shopping Parade - 0.9 miles
Patcham Village - 1.1 miles
Wilmington Parade Shopping - 1.3 miles
Sainsbury's Local (Carden Avenue) - 1.6 miles
Carden Avenue Shopping Parade - 1.8 miles
M&S Simply Food Hall (Carden Avenue) - 2.1 miles
Asda Superstore (Hollingbury) - 2.4 miles
Sainsbury's (Preston Road) - 2.7 miles
Fiveways Shopping Parade - 2.8 miles
Preston Circus/London Road Shopping - 3.2 miles
Seven Dials Shopping Parade - 3.7 miles
Pavilion Retail Park (Lewes Road) - 3.8 miles
Brighton City Centre - 5.0 miles

Main Roads

A23/A27 Road Network - Less than a 10 minutes' drive away.

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Mackie Avenue, Brighton

- SEMI-DETACHED 1930'S FAMILY HOME
- **FOUR BEDROOMS**
- THROUGH LOUNGE DINER
- KITCHEN/BREAKFAST ROOM & UTILITY AREA
- **FAMILY BATHROOM**
- **ROOF TERRACE & REAR GARDEN**
- DETACHED GARAGE TO THE REAR
- SOUGHT AFTER POSITION ON MACKIE AVENUE

Tenure: Freehold EPC Rating: D

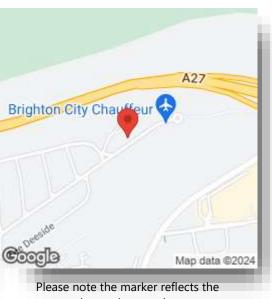
offers in excess of

£500,000









postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP104537



Property Ref: PRP104537 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





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