



**Mackie Avenue, Brighton, BN1 8SE**



**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 m<sup>2</sup> (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 area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Location

Mackie Avenue is situated in a desirable location in Patcham being ideal for nature lovers, dog-walkers 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.

welcome to

## 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**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/PRP104537](https://fox-and-sons.co.uk/Property/PRP104537)



Property Ref:  
PRP104537 - 0004

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