



**Mackie Avenue, Brighton, BN1 8RD**



**welcome to**

## **Mackie Avenue, Brighton**

An extended and larger than average 5-bedroom semi-detached house with 2 bathrooms. This property is set within the popular location of Patcham and would make an ideal home for families.



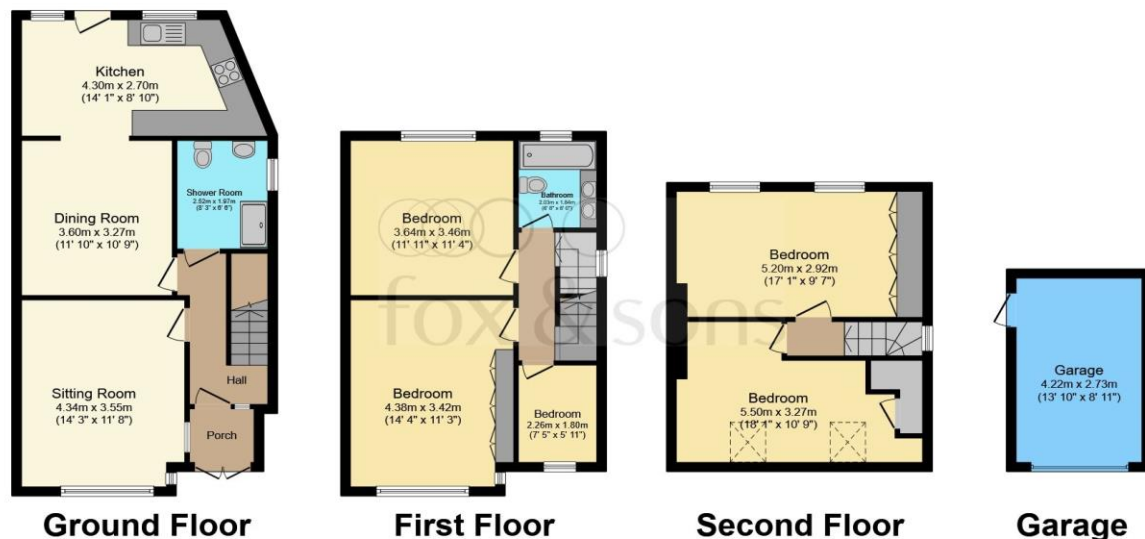
## GUIDE PRICE - £625,000 - £675,000

This extended spacious 5-bedroom property is set within a highly sought after location in Patcham. This house is perfect for families as it offers everything you require in a home and more. As you approach the property there is a driveway to allow off-street parking and a garage to the rear of the property.

As you enter through the porch you will find the main lounge to the left which is a great size. To the rear is the open plan kitchen dining area which is the hub of the house and is designed to make it a great area to socialise as well as showcase your culinary skills. The kitchen has views out to the low maintenance rear garden and there is also the added bonus of a downstairs shower room which completes the ground floor accommodation.

The first floor has 3 bedrooms and the family bathroom and last but not least the second floor contains two generously sized bedrooms with ample storage.

This home is practical and allows the space needed to grow, as the accommodation is extremely versatile and the layout could be tailored to a buyer's needs.



Total floor area 141.8 m<sup>2</sup> (1,526 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 has direct views over a large area of green space which is suitable for families to use to play on.

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.

Finally this area is finished off with the ever-popular Ladies Mile Pub which has many charity and local events which run throughout the year. It's a great local community pub!

## Key Information

### Schools

**Primary:** Patcham Junior School - 0.3 miles, Carden Nursery & Primary School - 0.4 miles, Patcham Infant School - 0.5 miles, Coldean Primary School - 1.1 miles, Westdene Primary School - 1.2 miles, Balfour Primary School - 1.2 miles, Hertford Junior School - 1.4 miles, Hertford Infant School - 1.4 miles, Downs Junior School - 1.8 miles, Downs Infant School - 1.9 miles.

**Secondary:** Patcham High School - 0.4 miles, Varndean School - 1.1 miles, Dorothy Stringer School - 1.2 miles, Varndean College - 1.5 miles, Downs View Link College - 1.5 miles, Cardinal Newman Catholic School - 2.2 miles, BHASVIC College - 3.5 miles.

### Train Stations

Preston Park Station - 1.6 miles  
London Road Station - 2.0 miles  
Brighton Mainline Station - 3.9 miles

### Amenities

Mackie Avenue Shopping Parade - 0.1 miles  
Ladies Mile Road Shopping Parade - 0.4 miles  
Wilmington Parade Shopping - 0.9 miles  
Sainsbury's Local (Carden Avenue) - 1.2 miles  
Patcham Village - 1.5 miles  
M&S Simply Food Hall (Carden Avenue) - 1.7 miles  
Asda Superstore (Hollingbury) - 2.0 miles  
Sainsbury's (Preston Road) - 2.3 miles  
Fiveways Shopping Parade - 2.4 miles  
Preston Circus/London Road Shopping - 3.2 miles  
Seven Dials Shopping Parade - 3.3 miles  
Waitrose Superstore (Nevill Road, Hove) - 3.4 miles  
Pavilion Retail Park (Lewes Road) - 3.4 miles  
Brighton City Centre - 4.5 miles

### Main Roads

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

welcome to

## Mackie Avenue, Brighton

- SEMI-DETACHED FAMILY HOUSE
- 5 BEDROOMS
- LOUNGE & DINING ROOM
- SPACIOUS KITCHEN
- GARAGE & OFF-ROAD PARKING
- GROUND FLOOR SHOWER ROOM & FAMILY BATHROOM
- SOUTH FACING REAR GARDEN
- EXTENDED & MODERNISED THROUGHOUT

Tenure: Freehold EPC Rating: D

guide price

**£625,000-£675,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/PRP106422](https://fox-and-sons.co.uk/Property/PRP106422)



Property Ref:  
PRP106422 - 0002

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