



Mackie Avenue, Brighton, BN1 8SG

welcome to

Mackie Avenue, Brighton

Extended family home in Patcham that contains an annex with en-suite bathroom, living room and kitchen. The house is arranged over three levels. It also features a garden studio/office with shower room facilities. Off street parking is available.



This flexible, extended semi-detached 1930's Art Deco house is situated in the sought after Mackie Avenue, Patcham area of Brighton. Featuring a self-contained annex apartment with living/dining room, kitchen and bathroom, a converted loft with en-suite and eaves storage, a garden studio with a raised terrace and en-suite wet room. Within the main house there are two reception rooms, a fitted kitchen, ground floor cloakroom, first floor cloakroom and separate wet room and four more bedrooms.



Total floor area 159.4 m² (1,715 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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 - 0.7 miles, Patcham Infant School - 0.9 miles, Westdene Primary School - 2.0 miles, St Bernadette's Catholic Primary School - 2.2 miles, Balfour Primary School - 2.5 miles, Hertford Infant School - 2.8 miles, Downs Junior School - 2.9 miles, Downs Infant School - 2.9 miles, Stanford Infant School - 2.9 miles, Stanford Junior School - 3.2 miles, Coldean Primary School - 3.2, Hertford Junior School - 3.3 miles,

Secondary: Patcham High School - 0.7 miles, Dorothy Stringer School - 2.0 miles, Varndean School - 2.3 miles, Varndean College - 1.7 miles, Downs View Link College - 1.8 miles, Cardinal Newman Catholic School - 3.1 miles, BHASVIC College - 3.6 miles.

Train Stations

Preston Park Stations - 2.3 miles
 London Road Station - 3.1 miles
 Brighton Mainline Station - 3.8 miles
 Hove Station - 3.9 miles

Amenities

Mackie Avenue Shopping Parade - 0.1 miles
 Ladies Mile Road Shopping Parade - 0.7 miles
 Wilmington Parade Shopping - 1.1 miles
 Patcham Village - 1.3 miles
 Sainsbury's Local (Carden Avenue) - 1.4 miles
 Carden Avenue Shopping Parade - 1.6 miles
 M&S Simply Food Hall (Carden Avenue) - 1.9 miles
 Asda Superstore (Hollingbury) - 2.2 miles
 Sainsbury's (Preston Road) - 2.5 miles
 Fiveways Shopping Parade - 2.6 miles
 Preston Circus/London Road Shopping - 3.4 miles
 Pavilion Retail Park (Lewes Road) - 3.6 miles
 Seven Dials Shopping Parade - 3.9 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-DEATCHED FAMILY HOUSE
- FOUR BEDROOMS
- ADDITIONAL BEDROOM IN SELF CONTAINED ANNEX
- OFF ROAD PARKING
- GARDEN OFFICE
- ACCOMMODATION OVER 3 FLOORS
- CLOSE TO LOCAL AMENITIES
- CLOSE TO PLAINFIELDS GREEN & MACKIE PARK

Tenure: Freehold EPC Rating: D

£650,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PRP106193 - 0002

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fox & sons



01273 508761



PrestonPark@fox-and-sons.co.uk



205 Preston Road, BRIGHTON, East Sussex,
BN1 6SA



fox-and-sons.co.uk