



OVER 60?
Secure this property
for up to **59% less!**

Guide Price
£475,000

Freehold

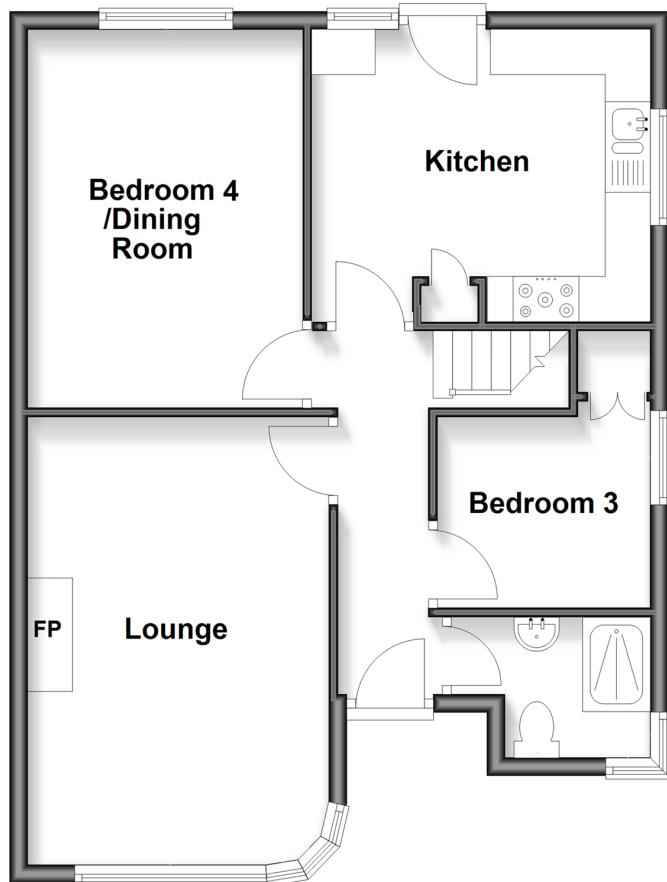
4x 2x 1x

**Mackie Avenue,
Patcham, BN1**

cubitt & west
Helping you move forwards

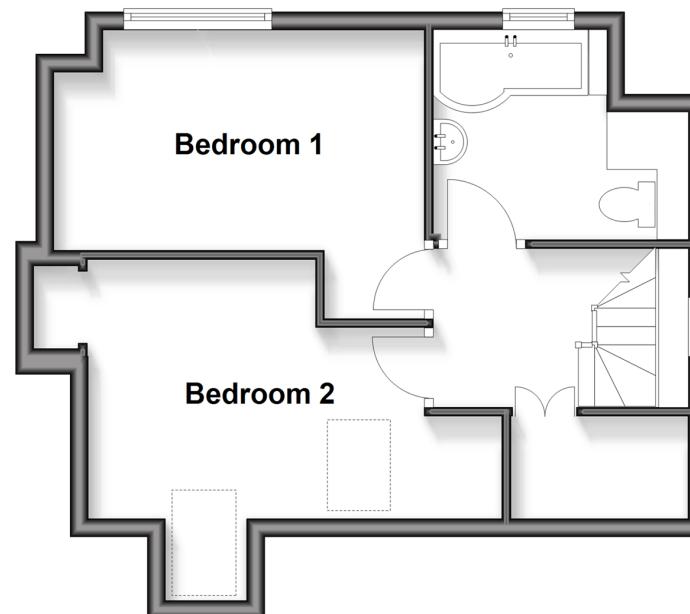
Ground Floor

Approx. 57.9 sq. metres (623.6 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.9 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 16'1 x 10'10 (4.91m x 3.30m)

Bedroom 4 / Dining Room: 13'5 x 10'0 (4.09m x 3.05m)

Kitchen: 12'3 x 10'4 (3.74m x 3.15m)

Bedroom 3: 7'8 x 6'8 (2.34m x 2.03m)

Shower Room

FIRST FLOOR

Landing

Bedroom 1: 13'5 (4.09m) x 10'5 (3.18m) narrowing to 7'9 (2.36m)

Bedroom 2: 14'8 at widest point x 9'3 at widest point (4.47m x 2.82m)

Bathroom

OUTSIDE

Garage & Off Road Parking

Front & Rear Garden



Main features

- **Generous kitchen to the rear directly onto the garden**
- **Shared driveway plus garage**
- **End of chain**
- **Room for further development (subject to planning permission)**
- **Close to local amenities, bus routes & easy commuter links to the A27 & A23**

Nearest Schools

Primary Schools: Patcham Junior School 0.7 miles, Carden Primary 1.7 miles, St Joseph's Catholic Primary 1.7 miles

Secondary Schools: Patcham High School 0.8 miles, Patcham House Special School 0.9 miles, Dorothy Stringer

Transport Information

Train Stations: Preston Park 2.2 miles, Hove 2.8 miles, Aldrington 2.9 miles

Address

Mackie Avenue, Patcham, BN1

Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

Call Patcham Branch 01273 541934 ■ cubittandwest.co.uk



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING
C(69)
CURRENT:
POTENTIAL:
B(82)
31707876/20250611/AB1/EBO