



**Guide Price**

**£525,000**

**Freehold**

4x  2x  1x 

**Mackie Avenue,  
Patcham, BN1**

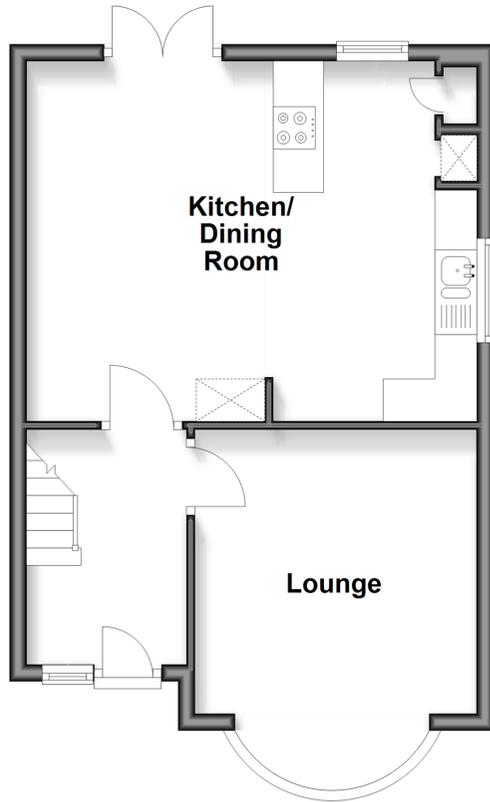
**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards

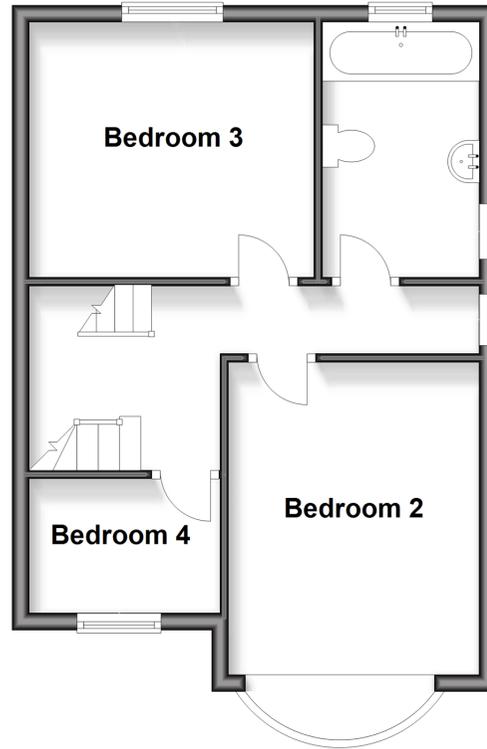
## Ground Floor

Approx. 40.7 sq. metres (438.1 sq. feet)



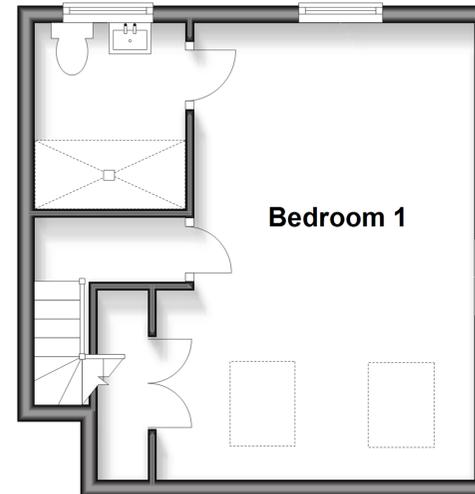
## First Floor

Approx. 40.0 sq. metres (431.1 sq. feet)



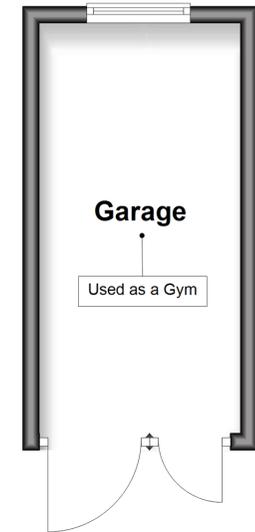
## Second Floor

Approx. 27.7 sq. metres (298.3 sq. feet)



## Outbuilding

Approx. 11.6 sq. metres (125.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 13'7 x 11'0 (4.14m x 3.36m)

Kitchen / Dining Room: 17'6 x 12'8  
(5.34m x 3.86m)

### FIRST FLOOR

Landing

Bedroom 2: 13'7 x 10'1 (4.14m x 3.08m)

Bedroom 3: 11'3 x 9'9 (3.43m x 2.97m)

Bedroom 4: 7'1 x 5'1 (2.16m x 1.55m)

Bathroom

### SECOND FLOOR

Landing

Bedroom 1: 17'7 x 12'7 at widest point  
(5.36m x 3.84m)

En-Suite Shower Room

### OUTBUILDING

Garage (Used As Gym)

### OUTSIDE

Off Road Parking

Rear Garden



## Main features

- Light, bright open plan kitchen / dining room to the rear
- Brilliant conversion with spacious hallways
- Beautifully landscaped rear garden
- Handy driveway plus garage, currently converted to a gym
- Fantastic location, close to local amenities, great bus routes and dire access to the A27 and A23



### Nearest Schools

Primary Schools: Patcham Junior School 0.5 miles, Carden Primary 1.5 miles, St Joseph's Catholic Primary 1.7 miles  
Secondary Schools: Patcham High School 0.6 miles, Patcham House Special School 0.7 miles, Dorothy Stringer High School 1.6 miles



### Transport Information

Train Stations: Preston Park 2.0 miles, Hove 2.6 miles, Aldrington 2.7 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](http://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



31707544/20260128/TB1/EBO