

**Guide Price**  
**£525,000**

**Freehold**

3x 1x 1x

**Mackie Avenue,  
Patcham, BN1**

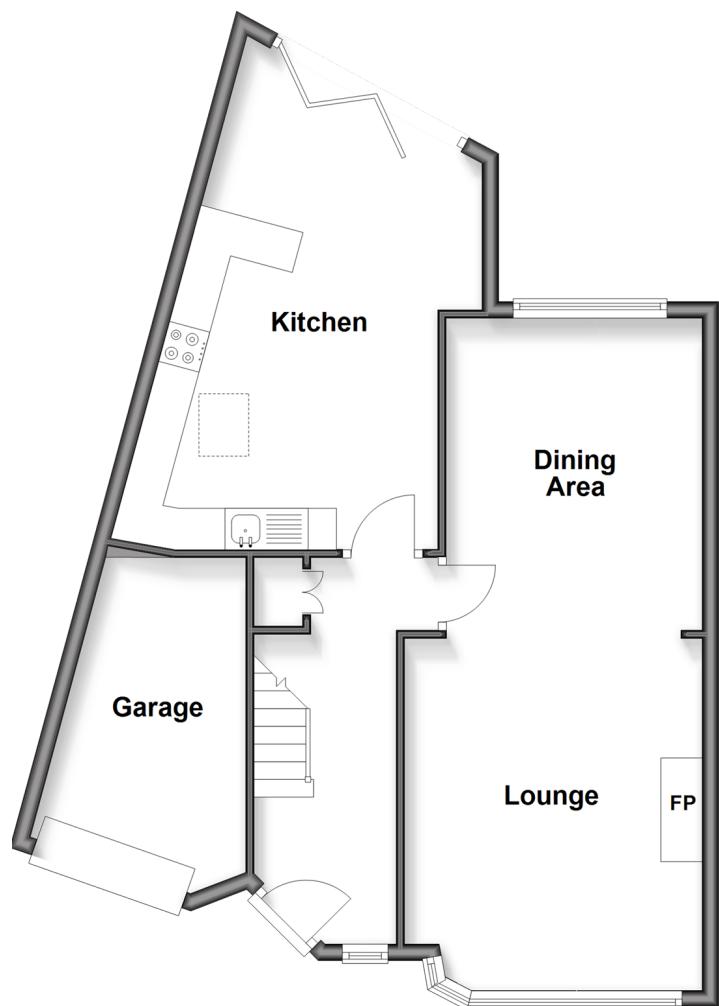
**OVER 60?**  
Secure this property  
for up to **59% less!**



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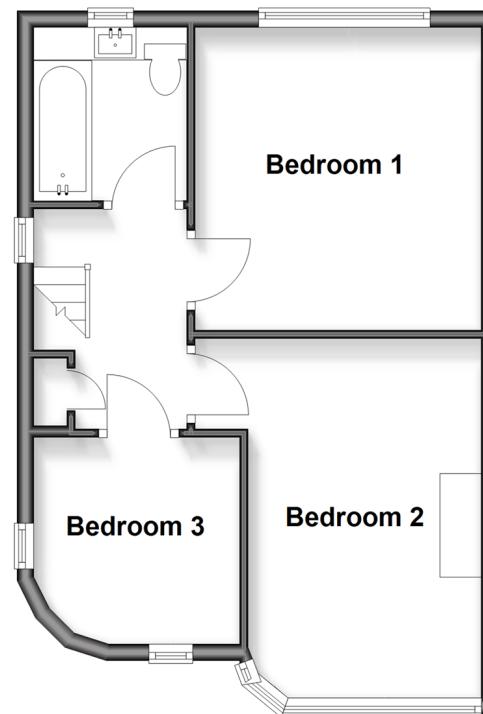
## Ground Floor

Approx. 63.7 sq. metres (686.1 sq. feet)



## First Floor

Approx. 41.6 sq. metres (447.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 14'1 x 11'5 (4.30m x 3.48m)

Dining Area: 12'1 x 10'7 (3.69m x 3.23m)

Kitchen: 21'2 (6.46m) x 12'8 (3.86m)  
narrowing to 9'3 (2.82m)

### FIRST FLOOR

Landing

Bedroom 1: 11'9 x 11'2 (3.58m x 3.41m)

Bedroom 2: 14'4 x 9'2 (4.37m x 2.80m)

Bedroom 3: 8'7 x 8'3 (2.62m x 2.52m)

Bathroom

### OUTSIDE

Integral Garage

Driveway

Front & Rear Garden



## Main features

- Large driveway with integral garage
- Separate dual aspects lounge / diner with modern shutters
- Potential for further development / loft conversion (subject to planning permission)
- Open plan kitchen / diner with bifold doors out to sunny rear garden
- On popular Mackie Avenue with local amenities, bus routes and easy access to A27 & A23

### Nearest Schools

Primary Schools: Patcham Junior School 0.7 miles, St Bernadette's Catholic Primary 1.6 miles, Carden Primary 1.7 miles

Secondary Schools: Patcham High School 0.8 miles,

### Transport Information

Train Stations: Preston Park 2.3 miles, Hove 2.8 miles, Aldrington 2.9 miles

### Address

Mackie Avenue, Patcham, BN1

### Directions

For directions to this property please contact us.



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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 50% less, by purchasing a Lifetime Lease



CURRENT:  
D(67)



POTENTIAL:  
C(77)

31707838/20251208/EBO/EBO