

**OVER 60?**

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



**Guide Price**

**£675,000**

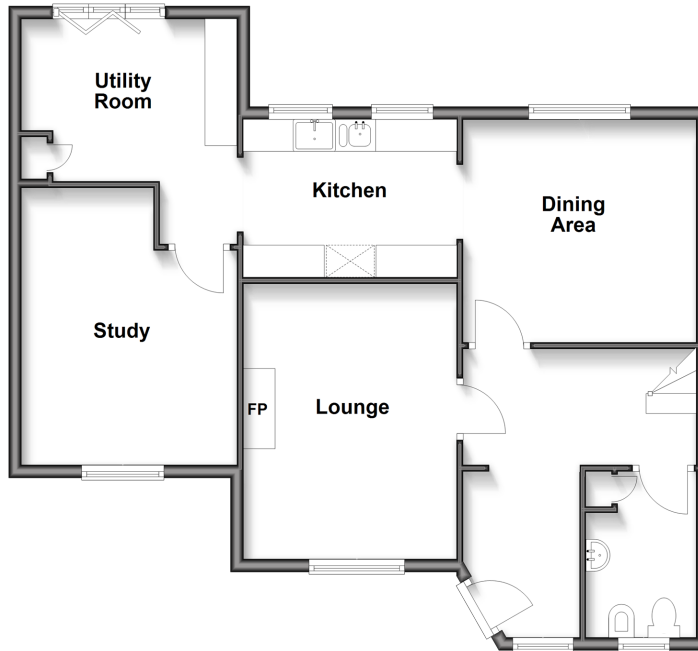
**Freehold**

4x  1x  2x 

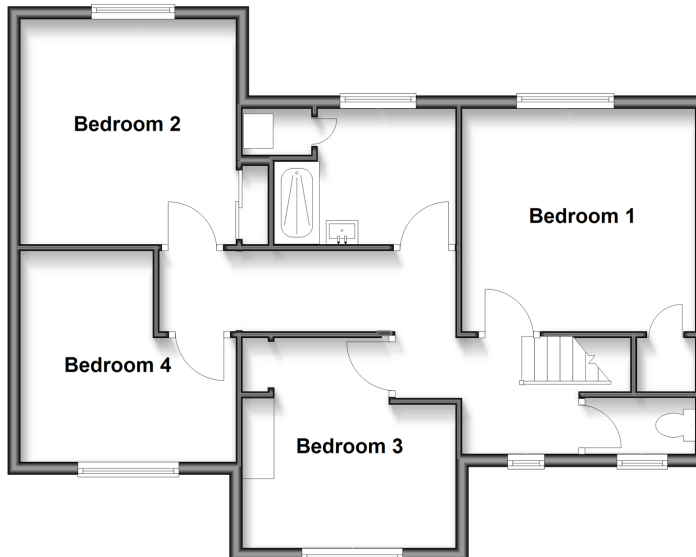
Mackie Avenue, Patcham, BN1

**cubitt & west**  
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**Ground Floor**  
Approx. 76.9 sq. metres (828.0 sq. feet)



**First Floor**  
Approx. 67.2 sq. metres (723.0 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 13'11 x 11'0 (4.24m x 3.36m)

Study: 14'3 x 10'10 (4.35m x 3.30m)

Utility Room: 10'10 x 8'4 (3.30m x 2.54m)

Kitchen: 11'0 x 8'5 (3.36m x 2.57m)

Dining Area: 12'0 x 11'5 (3.66m x 3.48m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 11'10 x 11'5 (3.61m x 3.48m)

Bedroom 2: 11'4 x 11'0 (3.46m x 3.36m)

Bedroom 3: 11'3 x 10'10 (3.43m x 3.30m)

Bedroom 4: 10'10 x 9'6 (3.30m x 2.90m)

Shower Room

Separate Toilet

### OUTSIDE

Garage & Off Road Parking

Front & Rear Garden



## Main features

- Huge corner plot with front and rear gardens plus garage, workshop and outbuilding
- Large, welcoming, light, bright hallway
- Potential for extra bedroom in current 'study'
- Handy utility room with bifold doors to the garden
- Fantastic location, next to Mackie Park, with local amenities and bus routes on your doorstep



### 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, Patcham House Special School 0.9 miles, Dorothy Stringer High School 2.0 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

EPC RATING

CURRENT:	POTENTIAL:
C(72)	B(81)

31707898/20250802/ZC/EBO