



175 Mackie Avenue, Patcham, Brighton, BN1 8SE

Spencer
& Leigh

175 Mackie Avenue, Patcham,
Brighton, BN1 8SE

Guide Price £600,000 - £650,000 Freehold

- Attractive extended semi detached home
- Four bedrooms, three doubles and a single
- Additional study room
- Formal bay fronted living room located at the front
- Open-plan kitchen/living/dining area overlooking the rear garden
- Feature Log burner in living area for cosy evenings
- Delightful rear garden with a patio seating area
- Well presented throughout
- Vendor suited for next move
- Hardstanding at the front

GUIDE PRICE £600,000 - £650,000

This beautifully presented semi-detached house on Mackie Avenue offers a perfect blend of comfort and modern living. Spanning an impressive 1,452 square feet, the property boasts four bedrooms, with three doubles and a single, along with a further study, making it an ideal family home.

Upon entering, you are greeted by a formal living room at the front, providing a warm and inviting space for relaxation or entertaining guests. The heart of the home is undoubtedly the open-plan kitchen and living area at the rear, which features a delightful log burner, perfect for cosy evenings. This area overlooks the well-maintained rear garden, allowing for a seamless connection between indoor and outdoor living.

In addition to the three well-appointed bathrooms, the property also includes a study, offering a quiet space for work or study, catering to the needs of modern life. The overall presentation of the home is immaculate, ensuring that you can move in with ease.

Furthermore, the vendor is suited with their next purchase, making this an excellent opportunity for prospective buyers. With its desirable location and ample living space, this property is not to be missed. Whether you are looking for a family home or a place to entertain, this house on Mackie Avenue is sure to impress.



Mackie Avenue is in a highly sought after area and ideally situated for all amenities including M & S food and Asda stores as well as local restaurants. The local schools and colleges nearby are considered to be good. There is easy access to all travel networks including buses in and out of the city as well as railway links to London and along the coast.



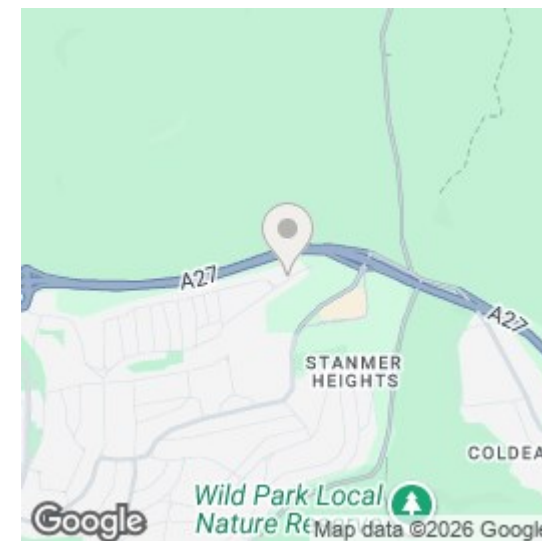
Entrance
 Entrance Hallway
 Living Room
 14'9 x 11'1
 Dining Room
 16'9 x 13'1
 Kitchen
 11'1 x 10'5
 Office/Cloakroom
 6'6 x 6'2
 G/f Shower Room/WC
 Stairs rising to First Floor
 Bedroom
 15'1 x 11'1
 Bedroom
 11'1 x 11'1
 Bedroom/Study
 6'6 x 6'2
 Family Bathroom
 Stairs rising to Second Floor
 Bedroom
 20' x 12'9
 Shower Room/WC
 OUTSIDE
 Storage/Shed
 17'4 x 8'2
 Rear Garden

Property Information
 Council Tax Band C: £2,292.84 2026/2027
 Utilities: Mains Gas, Mains Electric, Mains water and sewerage
 Parking: Private Hardstanding with EV charging and un-restricted on-street parking
 Broadband: Standard 6 Mbps, Superfast 58 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)
 Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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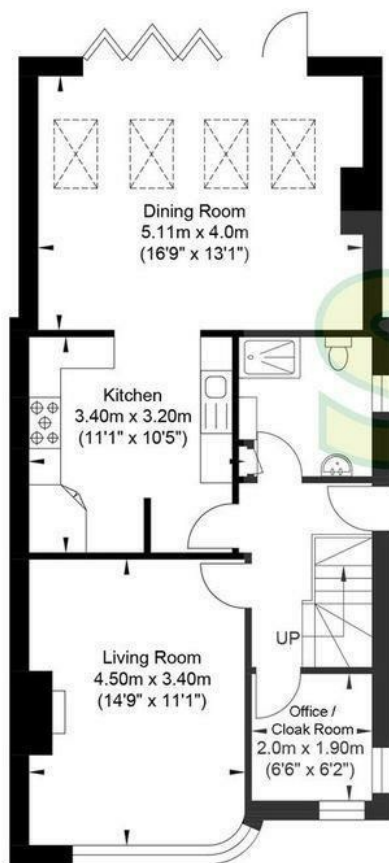
Council:- BHCC
 Council Tax Band:- D

Energy Efficiency Rating

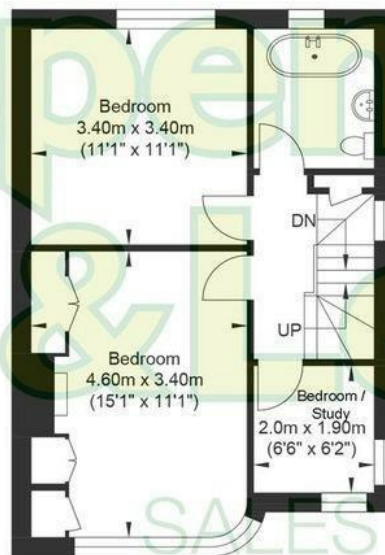
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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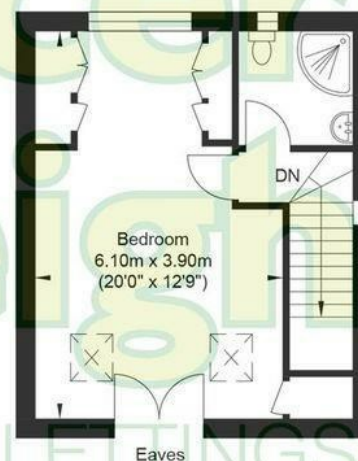
Mackie Aevnue



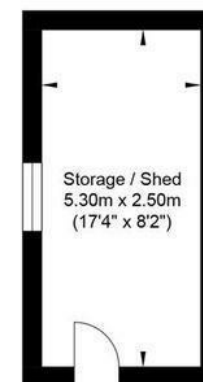
Ground Floor
Approximate Floor Area
675.0 sq ft
(62.71 sq m)



First Floor
Approximate Floor Area
449.17 sq ft
(41.73 sq m)



Second Floor
Approximate Floor Area
328.30 sq ft
(30.50 sq m)



Outbuilding
Approximate Floor Area
142.62sq ft
(13.25 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 134.94 sq m / 1452.47 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.