

**Spencer  
& Leigh**



**185 Mackie Avenue, Patcham, Brighton, BN1 8SE**

## 185 Mackie Avenue, Patcham, Brighton, BN1 8SE

Price £685,000 - Freehold

- Stunning semi detached home
- Four bedrooms and an Office
- 26' Lounge/dining room
- Open plan kitchen with central island and integrated appliances
- No onward chain
- Immaculately presented throughout
- Peaceful location towards the end of Mackie Avenue
- Private hardstand for several vehicles
- Spacious landscaped rear garden
- Internal inspection highly recommended

This stunning home has been beautifully renovated and improved throughout, making it well worth a visit! As you enter, you'll be immediately impressed by the attention to detail evident in every corner of the house. The spacious lounge/dining room, measuring 26 feet, seamlessly connects to the immaculate kitchen, which features a central island and integrated appliances. We especially love the skylight above this area, which floods the room with natural light, while bifold doors open to the beautifully landscaped rear garden.

Stairs lead up to the first floor, where you will find two of the four bedrooms, a useful office, and the family bathroom. A further staircase continues to the top floor, where you are greeted by two additional good-sized bedrooms and a family shower room.

Outside, the property has been meticulously rendered, and the spacious garden is beautifully landscaped, allowing the new owner to simply move in and enjoy this wonderful home! Parking is available on a wide hardstanding area at the front.

Our vendors are offering the property with no onward chain, making this immaculate home an ideal purchase for anyone! We highly recommend an internal inspection through the vendor's sole agent to fully appreciate this exceptional residence!



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  
 Reception Room  
 26'2 x 11'1  
 Kitchen  
 13'9 x 12'1  
 Utility Room/WC  
 7'2 x 6'10  
 Stairs rising to First Floor

Bedroom  
 14'9 x 11'1  
 Bedroom  
 11'1 x 10'9  
 Office  
 6'2 x 4'11

Family Bathroom

Stairs rising to Second Floor

Bedroom  
 12'5 x 8'6

Bedroom  
 10'9 x 9'10

Family Shower Room

OUTSIDE

Rear Garden

Property Information

Council Tax Band D: £2,579.44 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Private Driveway and un-restricted on street parking

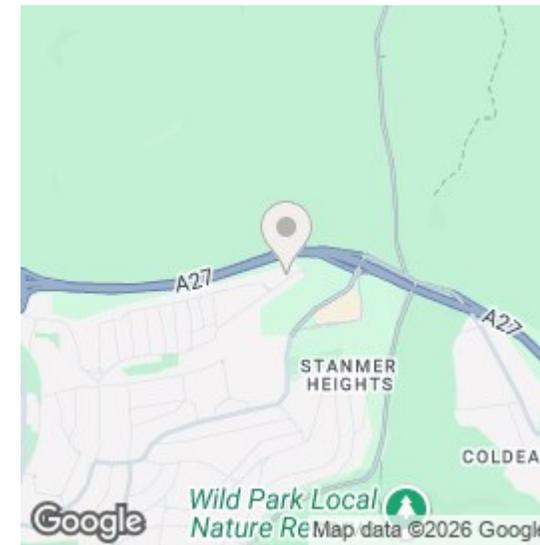
Broadband: Standard 5 Mbps, Superfast 64 Mbps & Ultrafast 1800 Mbps available (OFCOM checker)

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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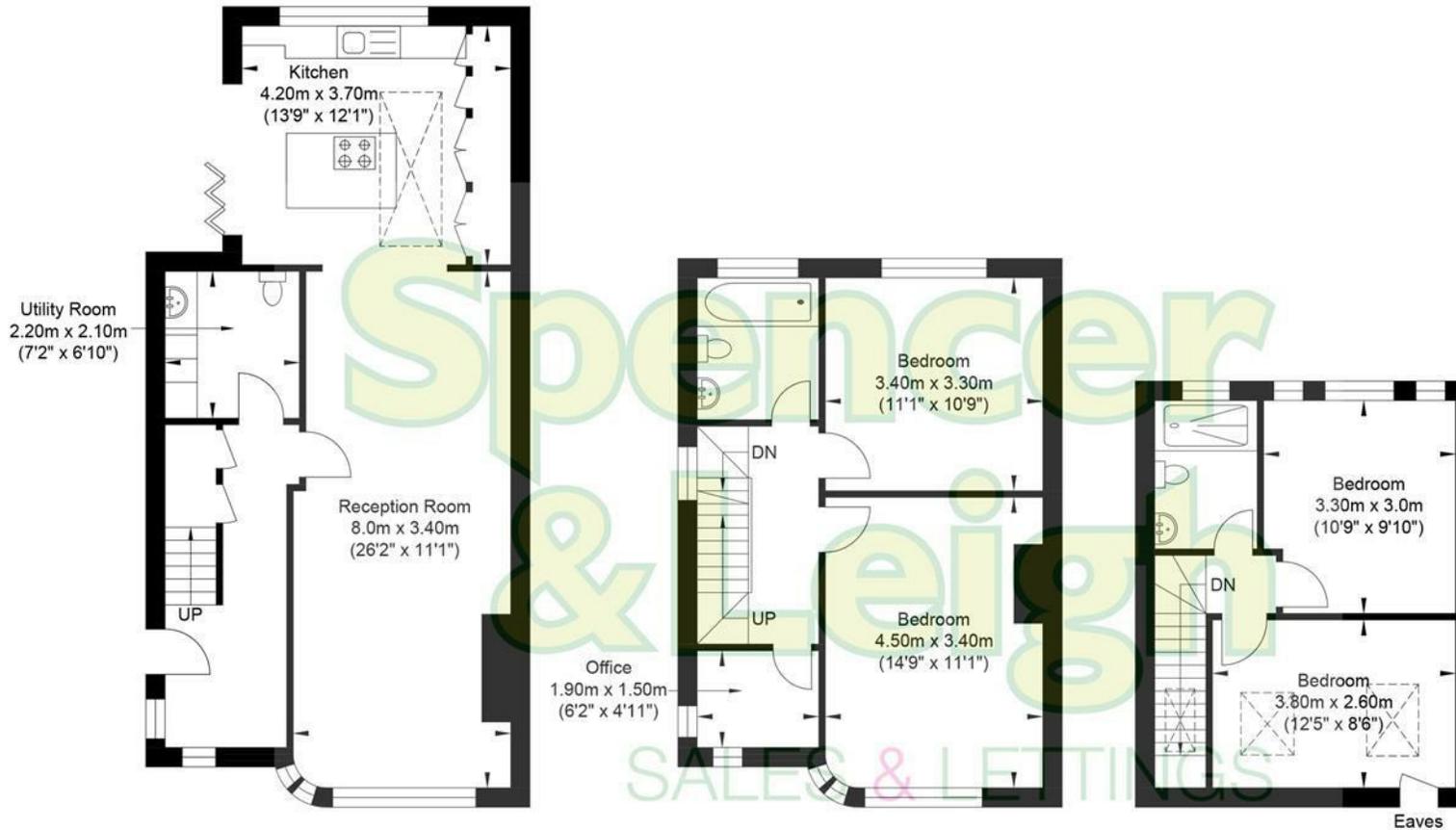
Council:- BHCC  
 Council Tax Band:- D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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# Mackie Avenue



Ground Floor  
Approximate Floor Area  
622.69 sq ft  
(57.85 sq m)

First Floor  
Approximate Floor Area  
445.08 sq ft  
(41.35 sq m)

Second Floor  
Approximate Floor Area  
303.54 sq ft  
(28.20 sq m)



Approximate Gross Internal Area = 127.4 sq m / 1371.31 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.