

176 Mackie Avenue, Patcham, Brighton, BN1 8SB

Spencer  
&Leigh



176 Mackie Avenue, Patcham,  
Brighton, BN1 8SB

Price £550,000 - Freehold

- Spacious semi detached chalet bungalow
- Three bedrooms
- 24' Open plan kitchen/living/ding room
- Excellent condition throughout
- Modern ground floor bathroom suite
- Popular location with Woodland walks nearby
- Large workshop in rear garden
- Private hardstanding at front
- South facing landscaped rear garden
- Internal inspection highly recommended

This well-presented chalet bungalow is located on Mackie Avenue in the sought-after area of Patcham, Brighton. This delightful property boasts a spacious 1,256 sq ft of living space, perfect for a growing family or those looking for a peaceful retreat.

As you step inside, you are greeted by the inviting open-plan living/kitchen/dining room, ideal for entertaining guests or simply relaxing with your loved ones. The exposed brickwork wall by the staircase adds character and a touch of rustic charm to the interior.

With three cosy bedrooms, including a spacious main bedroom on the first floor, there is plenty of room for the whole family to unwind and enjoy their own space. The property also features a modern bathroom, ensuring convenience and comfort for all residents.

One of the highlights of this lovely home is the south-facing landscaped rear garden, which exudes an oasis-like feel. Imagine spending sunny afternoons basking in the warmth of the sun or hosting al fresco gatherings in this tranquil outdoor space.

Parking will never be an issue with space for two vehicles, providing ease and convenience for homeowners. Whether you're a first-time buyer, a growing family, or someone looking to downsize, this semi-detached Chalet Bungalow offers a perfect blend of comfort, style, and functionality.

Don't miss out on the opportunity to make this property your own and experience the best of Brighton living in this wonderful home on Mackie Avenue. Contact us today to arrange a viewing and start envisioning your future in this charming abode.



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

Kitchen/Living/Dining Room

24'1 x 23'1

Bedroom

16'3 x 10'11

Bedroom

8'6 x 6'10

Family Bathroom

Stairs rising to First Floor

Bedroom

18'9 x 17'9

OUTSIDE

Rear Garden

Workshop

15'1 x 7'8

#### Property Information

Council Tax Band C: £2,078.28 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Private driveway and un-restricted on street parking

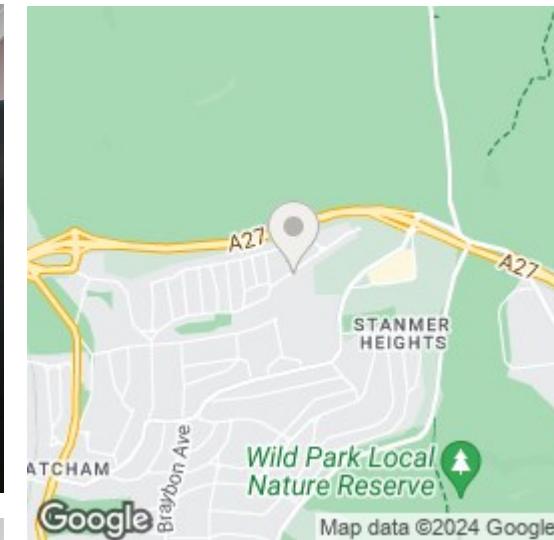
Broadband: Standard 6 Mbps, Superfast 155 Mbps. Ultrafast 1000 Mbps available (Ofcom checker)

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.

t: 01273 565566

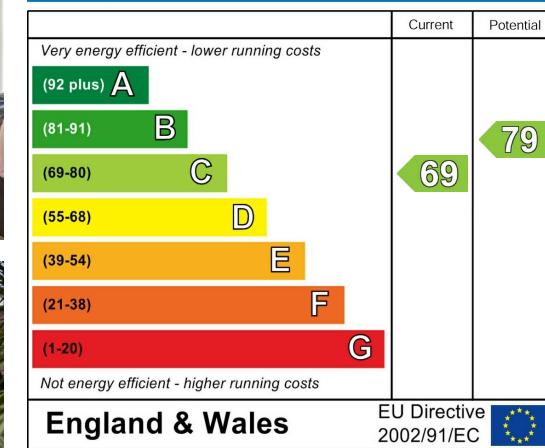
w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- BHCC

Council Tax Band:- C

#### Energy Efficiency Rating



**Spencer & Leigh**

# Mackie Avenue



Ground Floor  
Approximate Floor Area  
804.60 sq ft  
(74.75 sq m)

First Floor  
Approximate Floor Area  
334.32 sq ft  
(31.06 sq m)

Outbuilding  
Approximate Floor Area  
117.11 sq ft  
(10.88 sq m)

Approximate Gross Internal Area = 116.69 sq m / 1256.04 sq ft

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