

**Spencer
& Leigh**



4A Mackie Avenue, Patcham, Brighton, BN1 8RA

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Price £200,000 - Share of Freehold

- First floor flat
- Modern fitted kitchen
- Share of freehold
- No onward chain
- Potential to improve
- Located within walking distance of Patcham Old Village
- Close to local amenities
- Ideal for first-time buyers
- Viewing recommended

This charming flat is located on Mackie Avenue in the desirable area of Patcham, Brighton. This delightful first-floor property offers a perfect blend of comfort and potential, making it an ideal choice for first-time buyers or those seeking a cosy retreat.

Spanning an impressive 458 square feet, the flat features a well-appointed reception room that provides a warm and inviting space for relaxation or entertaining guests. The single bedroom is thoughtfully designed, ensuring a peaceful atmosphere for restful nights. The modern fitted kitchen is a highlight of the home, equipped with ample storage, making meal preparation a pleasure.

With a share of the freehold, you can take pride in having a stake in the management of the building, fostering a sense of community and security.

One of the key advantages of this property is that it comes with no chain, allowing for a smooth and efficient purchasing process. Whether you are looking to invest in a new home or seeking a rental opportunity, this flat presents an excellent option in a sought-after location.

Patcham is known for its friendly atmosphere and convenient amenities, with local shops, parks, and transport links nearby. This flat is not just a property; it is a place where you can create lasting memories. Don't miss the chance to make this lovely flat your new home.



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
 Stairs rising to First Floor
 Entrance Hallway

Living Room
 13'4 x 10'2

Kitchen
 8'11 x 7'5

Bedroom
 13'4 x 8'6

Bathroom

OUTSIDE

Property Information

Council Tax Band A: £1,719.63 2026/2027

Utilities: Mains Electric. Mains water and sewerage

Parking: Un-restricted on street parking

Broadband: Standard 8 Mbps, Superfast 80 Mbps and Ultrafast

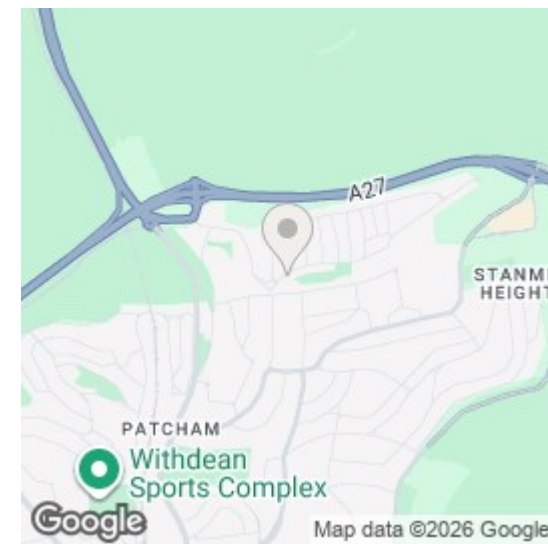
1800 Mbps available (OFCOM checker)

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.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- BHCC
 Council Tax Band:- A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Mackie Avenue



Ground Floor
Approximate Floor Area
31.86 sq ft
(2.96 sq m)



First Floor
Approximate Floor Area
426.03 sq ft
(39.58 sq m)

Approximate Gross Internal Area = 42.54 sq m / 457.89 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.