



Spencer
& Leigh

18 Mackie Avenue, Patcham, Brighton, BN1 8RA

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Offers In Excess Of £550,000 - Freehold

- Attractive 1930s semi-detached family home
- Four bedrooms
- Set over three storeys
- 24' Lounge/dining room
- 12' Kitchen overlooking rear garden
- G/f shower room/utility room & F/f family bathroom
- Well presented throughout
- Two parking spaces
- South facing rear garden with gated access to a park at the rear
- Exclusive to Spencer & Leigh

Nestled in the charming area of Patcham, Brighton, this delightful semi-detached house on Mackie Avenue offers a perfect blend of comfort and convenience. Spanning an impressive 1,246 square feet, the property boasts four well-proportioned bedrooms, making it an ideal family home.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the house is thoughtfully designed, ensuring that each room flows seamlessly into the next, enhancing the overall sense of space and light.

The property features two modern bathrooms, catering to the needs of a busy household while ensuring privacy and comfort. The kitchen is well-equipped, providing ample space for culinary adventures and family gatherings.

Outside, the property benefits from parking for two vehicles, a valuable asset in this sought-after area. The garden offers a lovely outdoor space, perfect for enjoying the fresh air or hosting summer barbecues.

Located in Patcham, residents will enjoy easy access to local amenities, schools, and transport links, making it a convenient choice for families and professionals alike. This semi-detached house on Mackie Avenue is a wonderful opportunity for those seeking a spacious and well-appointed home in a desirable location. Don't miss the chance to make this property your own.



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
13'9 x 11'9
Dining Room
11'9 x 10'5
Kitchen
12'5 x 11'9
G/f Shower Room/WC
Stairs rising to First Floor
Bedroom
13'9 x 11'1
Bedroom
11'9 x 11'1
Bedroom
8'6 x 8'2
Family Bathroom
Stairs rising to Second Floor
Bedroom
15'1 x 14'5
OUTSIDE
Rear Garden
Hardstanding at front & rear

Property Information
Council Tax Band D: £2,338.06 2024/2025
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Hardstand, shared driveway and un-restricted on street parking
Broadband: Standard 6Mbps, Superfast 80 Mbps, Ultrafast 1000Mbps available (OFCOM checker)
Mobile: Fair/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

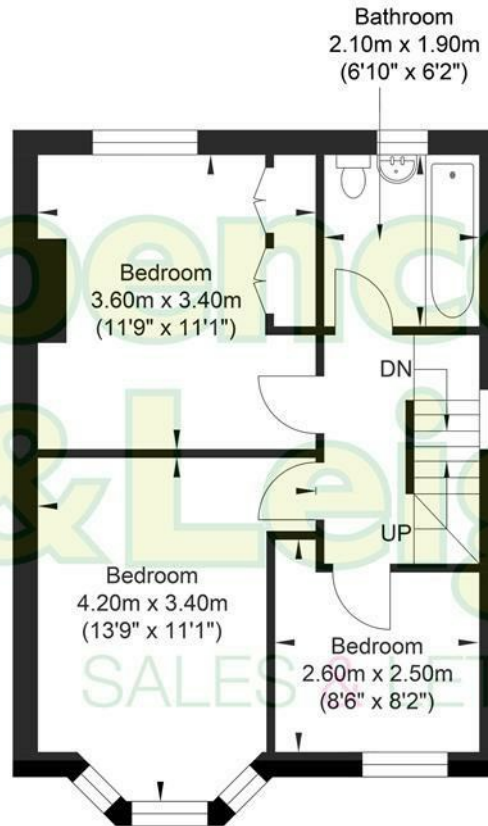
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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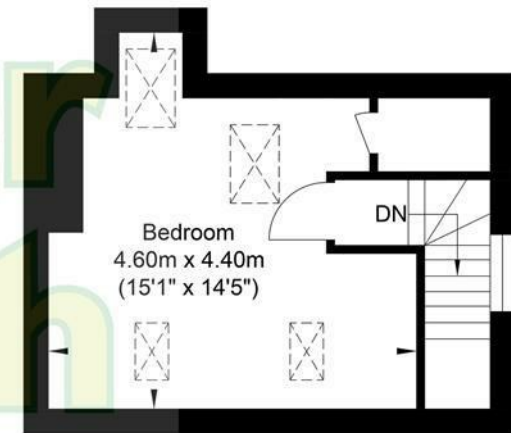
Mackie Avenue



Ground Floor
Approximate Floor Area
583.40 sq ft
(54.20 sq m)



First Floor
Approximate Floor Area
435.07 sq ft
(40.42 sq m)



Second Floor
Approximate Floor Area
227.54 sq ft
(21.14 sq m)



Approximate Gross Internal Area = 115.76 sq m / 1246.03 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.