
Spencer
&Leigh
4B Mackie Avenue, Patcham, Brighton, BN1 8RA

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Price £215,000 - Share of Freehold

- One-bedroom ground-floor flat
- Share of the freehold
- Private driveway and garage
- Rear garden
- Located in a popular residential area next to Patcham Old Village
- No onward chain
- Spacious 541 sq ft area
- Close to local amenities
- Easy access to transport links
- Ideal for first-time buyers

Being one of two flats in this detached building, this one-bedroom ground-floor flat on Mackie Avenue offers a perfect blend of potential and convenience. Spanning an impressive 541 square feet, the property boasts a well-proportioned reception room, ideal for relaxation or entertaining guests. The bedroom provides a peaceful retreat, while the bathroom is thoughtfully designed for modern living.

One of the standout features of this flat is the share of the freehold, granting you greater control and flexibility over your living space. The property also benefits from a private driveway and garage, providing ample parking for up to three vehicles, a rare find in this sought-after area. Potential also exists to convert the garage, subject to the necessary consents.

Additionally, there is a garden at the rear, allowing you to enjoy your outdoor space and the fresh air. With no onward chain, this flat is ready for you to move in and make it your own without delay.

Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy the vibrant lifestyle that Brighton offers. Don't miss your chance to view this charming flat in a desirable location.



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
13'4 x 9'10

Kitchen
8'3 x 5'1

Bedroom
13'4 x 8'6

Bathroom

OUTSIDE

Front, Rear & Side Gardens

Garage
16'9 x 8'6

Property Information
Council Tax Band A: £1,719.63 2026/2027
Utilities: Electric Night Storage Heaters for Heating. Gas to the building for Cooker and Water Heater. Mains water and sewerage
Parking: Garage, Shared Driveway and 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.

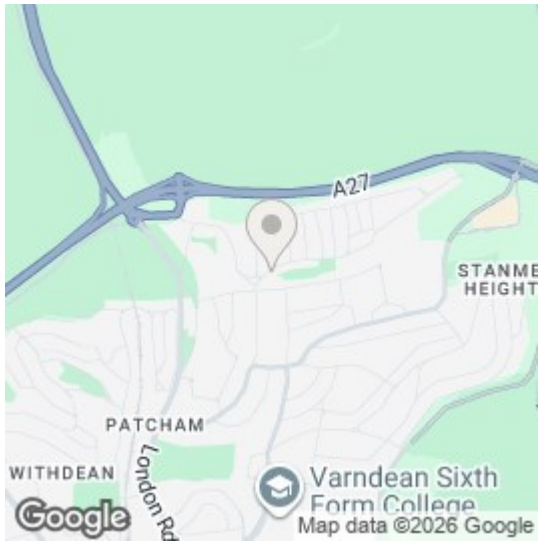
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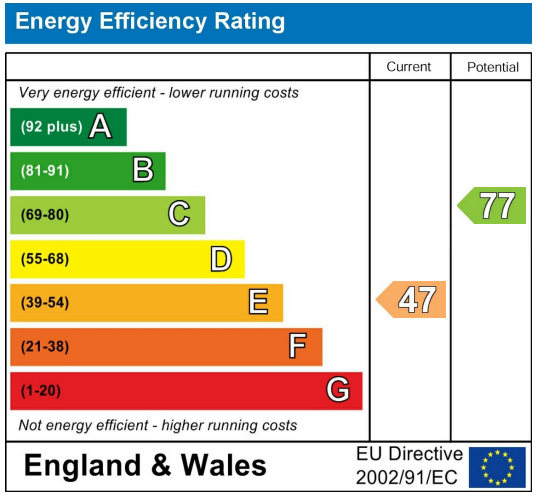








Council:- BHCC
Council Tax Band:- A



The Property Ombudsman SALES

The Property Ombudsman LETTINGS

Mackie Avenue



Ground Floor
Approximate Floor Area
541.42 sq ft
(50.30 sq m)

Approximate Gross Internal Area = 50.30 sq m / 541.42 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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