
Spencer
&Leigh
89 Mackie Avenue, Patcham, Brighton, BN1 8RD

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Offers In The Region Of £550,000 - Freehold

- Attractive 1930's semi detached family home
- Three good sized bedrooms over two floors
- 16' Lounge with feature fireplace
- Delightful kitchen/dining room
- 80' lawned rear garden
- Shared driveway & garage
- Double glazing & gas fired central heating
- Sought after location
- No on-going chain
- Viewing highly recommended

Situated in this popular road within walking distance of the nearby park and the South Downs is this attractive 1930's semi-detached family home. The property is offered for sale with no ongoing chain and features a good size lawn rear garden, a shared driveway accessing a garage, gas fired central heating and double glazing. In our opinion the spacious accommodation is versatile and comprises on the ground floor, a 16' lounge with a feature bay window to the front, a modern open plan fitted kitchen/dining room, one bedroom and a family bathroom. Two further bedrooms are situated on the first floor with a utility room for convenience. We deem this property to offer excellent value for money with scope to adapt or extend. Conveniently, local shops in Patcham Old Village, a comprehensive bus service to Brighton and schools which cater from primary age to senior age can be accessed within walking distance. Spencer & Leigh are Sole Agents and recommend internal viewing.



Mackie Avenue is in a highly sought after area and ideally situated for all amenities including M & S food, Dunelm, Matalan, Pets at Home 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
16'5 x 12'6

Kitchen/Dining Room
21'8 x 21'7

G/f Cloakroom/WC
4'8 x 3'3

Stairs rising to First Floor

Bedroom
14'4 x 13'1

Bedroom
13'3 x 12'3

Family Bathroom
11'5 x 6'8

Utility Room
10' x 3'6

OUTSIDE

Rear Garden

Garage
16'4 x 9'

Property Information
Council Tax Band D: £2,579.44 2026/2027
Utilities: Mains Gas, Mains Electric, Mains water and sewerage
Parking: Garage, Shared Driveway, Hardstand and un-restricted on-street parking
Broadband: Standard 7 Mbps, Superfast 115 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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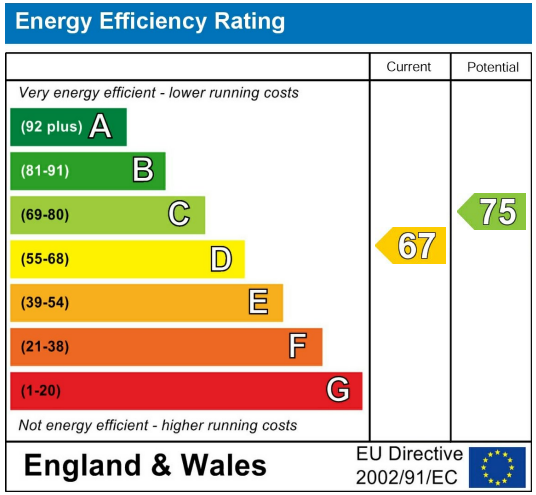








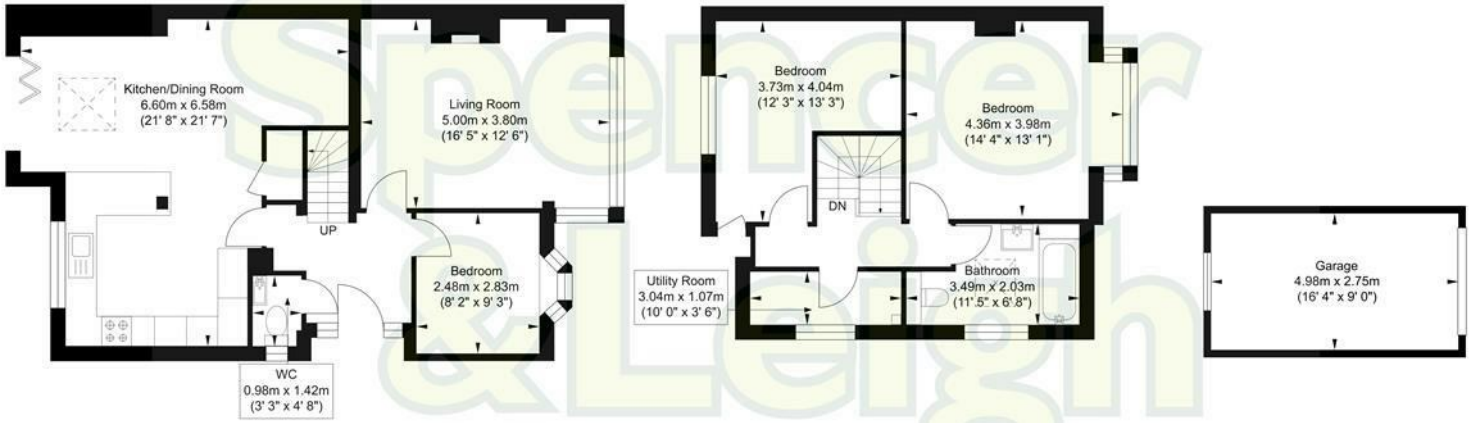
Council:- BHCC
Council Tax Band:- D



The Property Ombudsman SALES

The Property Ombudsman LETTINGS

Mackie Avenue



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Ground Floor
Approximate Floor Area
754.98 sq ft
(70.14 sq m)

First Floor
Approximate Floor Area
488.14 sq ft
(45.35 sq m)

Garage
Approximate Floor Area
147.14 sq ft
(13.67 sq m)

Approximate Gross Internal Area (Excluding Garage) = 115.49 sq m / 1243.12 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Spencer & Leigh SALES & LETTINGS