

**Spencer
& Leigh**



14 Mackie Avenue, Patcham, Brighton, BN1 8RA

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Offers Over £475,000 - Freehold

- Extended 1930s semi detached home
- Three bedrooms and a study/office
- Set over three storeys
- G/f cloakroom & F/f bathroom
- Potential to further extend, STNC
- Spacious 15' kitchen overlooking the rear garden
- Private hardstanding at the front and a Garage
- Low maintenance rear garden with useful outbuildings
- Popular residential location with easy access to amenities
- Viewing highly recommended

Discover the perfect blend of space and style in this extended 1930s semi-detached house with a garage and driveway, ideally located in the vibrant city of Brighton. Upon entering, you are welcomed by a spacious open-plan lounge and dining area, creating a warm and inviting atmosphere ideal for relaxation and entertaining. The layout seamlessly flows into an extended kitchen—a modern and quirky space designed with both aesthetics and functionality in mind. With direct access to the garden from the kitchen, it's perfect for summer gatherings and alfresco dining.

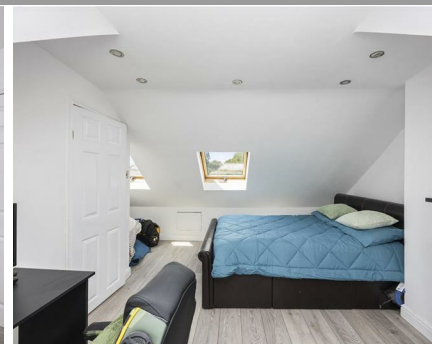
Convenience is key, featuring a downstairs cloakroom and an office room just off the dining area, providing a versatile space for hobbies, crafts, or a dedicated home office.

On the second floor, you'll find generously sized bedrooms, complemented by a well-appointed bathroom. The expansive hallway allows for additional office space due to the clever removal of the staircase return. Ascend to the third floor, where a thoughtfully designed loft extension awaits, featuring a large bedroom and a separate bathroom, ensuring privacy and comfort. With a total of two bathrooms and flexible office space, this property meets the demands of modern living.

Outside, the property boasts a well-sized garden, offering a tranquil escape from the hustle and bustle of city life. Parking options are convenient, and two outbuildings provide additional storage or potential for conversion. One outbuilding is ideal for a hobby space or workshop, while the other serves as a traditional shed. With its ample space, versatile layout, and desirable location, this property presents a wealth of opportunities for customisation and personalisation.



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
13'10 x 11'4
Dining Area
11'9 x 10'5
Kitchen
15'11 x 10'1
Study
6'6 x 5'11
G/f Cloakroom/WC
6'4 x 5'5
Stairs rising to First Floor

Bedroom
14' x 11'3
Bedroom
11'9 x 11'2
Family Bathroom
7'1 x 6'
Stairs rising to Second Floor

Bedroom
15'5 x 14'5
Bathroom
6'2 x 6'1
OUTSIDE
Rear Garden
Garage
19'6 x 9'4

Property Information
Council Tax Band D: £2,579.44 2026/2027
Utilities: Mains Gas, Mains Electric, Mains water and sewerage
Parking: Garage, Shared Driveway, Hardstanding and un-restricted on-street parking
Broadband: Standard 8 Mbps, Superfast 80 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Mackie Avenue



Approximate Gross Internal Area (Excluding Garage) = 120.74 sq m / 1299.63 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.