



**Price**  
**£650,000**

**Freehold**

3x  1x  2x 

**Mackie Avenue,  
Patcham, Brighton, East  
Sussex, BN1**

**OVER 60?**

You could get up to  
**59% off** the price!\*

**cubitt & west**  
Helping you move forwards



## Main features

- Great size family home
- Large through lounge/dining area with feature bay window
- Pretty rear gardens with patio area
- Handy off road parking plus garage
- Fantastic location close to local amenities & direct access to A27 & A23

## Accommodation

### GROUND FLOOR

#### Entrance Hall

**Lounge:** 25'7 x 12'6 (7.80m x 3.81m)

#### Dining Area

**Kitchen/Breakfast Room:** 19'4 x 7'10 (5.90m x 2.39m)

#### Cloakroom

**Garage:** 23'10 x 8'10 (7.27m x 2.69m)

### FIRST FLOOR

#### Landing

**Bedroom 1:** 13'9 x 12'2 (4.19m x 3.71m)

**Bedroom 2:** 11'10 x 10'10 (3.61m x 3.30m)

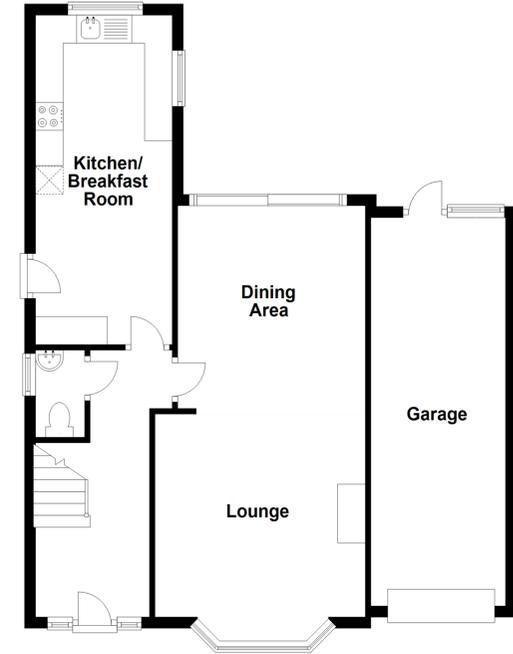
**Bedroom 3:** 10'2 x 7'10 (3.10m x 2.39m)

**Bathroom:** 7'1 x 6'7 (2.16m x 2.01m)

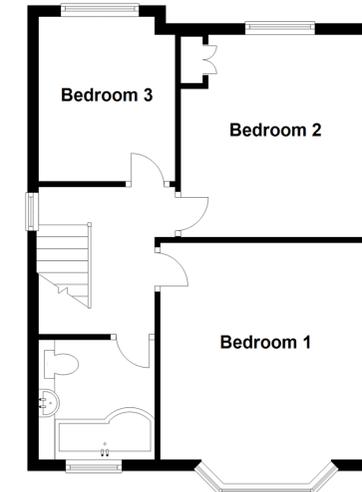
### OUTSIDE

**Off Road Parking**  
**Side & Rear Gardens**

**Ground Floor**  
Approx. 52.8 sq. metres (568.0 sq. feet)



**First Floor**  
Approx. 46.5 sq. metres (500.8 sq. feet)



**Call Patcham - 01273 541934 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



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