



17 Auckland Avenue

Brockenhurst, SO42 7RS

SPENCERS
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17 AUCKLAND AVENUE

BROCKENHURST • NEW FOREST

A fantastic opportunity to purchase a three bedroom family residence benefitting from private gardens and generous off road parking facilities, located within a short walk of the centre of Brockenhurst village (0.2 miles). The property has been significantly refurbished and extended in recent years and offers beautifully appointed accommodation throughout totalling 1,424 sq.ft including a feature kitchen/dining room and home office.

£575,000



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The Property

A front entrance grants access to a spacious hallway with wood effect laminate flooring which, in turn, leads into a generous living room with wood burner and wooden mantel over, vertical radiator and double glazed window to front elevation. There is a second reception room/playroom with laminate flooring set off the hallway.

The extended kitchen/diner is a welcoming sociable space with feature skylight and bi-folding doors leading out to the rear patio and garden. Cupboards to wall and base levels, a walk in pantry cupboard, breakfast bar/island with electricity points and additional storage, integral fridge/freezer, dishwasher, Kenwood range cooker with five ring gas hob and extractor over, Belfast sink with mixer tap. There is a separate w/c and utility room with cupboards to wall and base levels, a stainless steel sink with drainer and mixer tap and spaces for a washing machine and drier.

A partly glazed glass door leads to the side elevation. To the first floor are three bedrooms, an airing cupboard and family bathroom with tiled floor, bath with shower over, w/c, hand wash basin with vanity unit and heated towel rail.

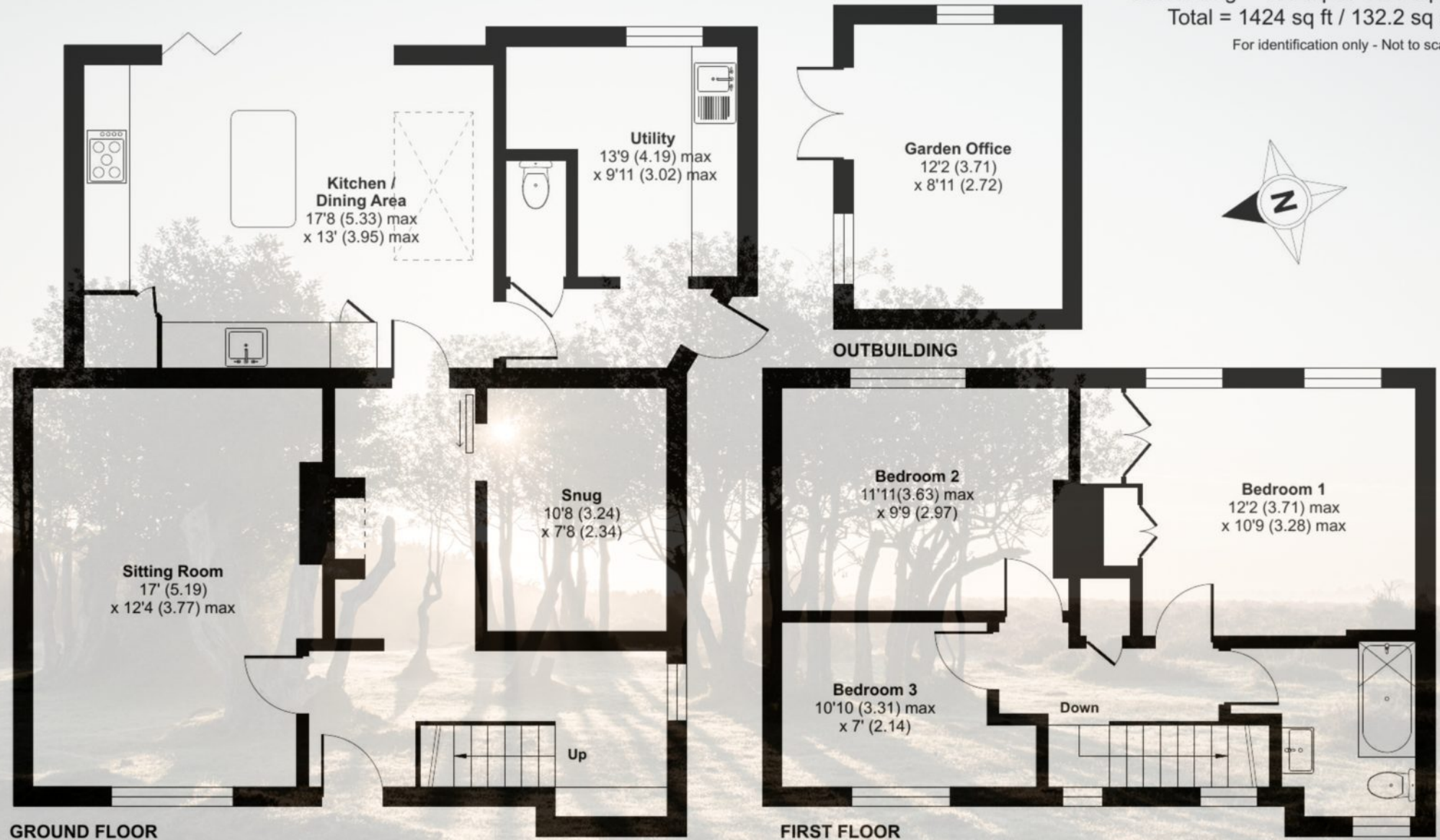
Grounds & Gardens

The property is approached via double gates opening onto a good size driveway providing off road parking facilities for several vehicles. Set to the side of the driveway is an area of lawn, with picket fencing surrounds. Adjoining the rear of the property is a new patio and lawned garden.

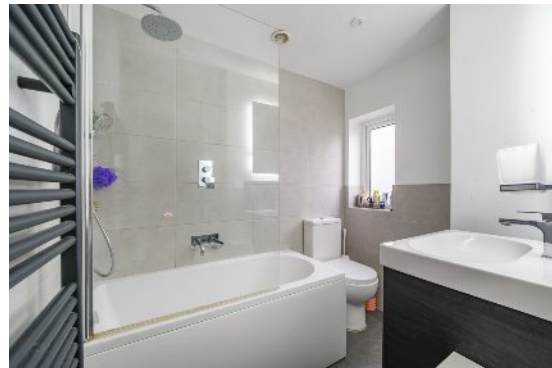
Also set within the plot are a garden office with hard-wired internet, electricity and double glazed door and windows, a shed, a wood store, play set and pergola.

Approximate Area = 1315 sq ft / 122.1 sq m
Outbuilding = 109 sq ft / 10.1 sq m
Total = 1424 sq ft / 132.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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Additional Information

Tenure: Freehold

Council Tax Band: D

Energy Performance Rating: C Current: 72 Potential: 81

Services: Mains gas, electric, water and drainage

Gas central heating

Broadband: FFTP - Fibre to the property directly

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom)

Mobile Coverage: No known issues, buyer to check with their provider.

Restrictive Covenants: Not to use the property as anything other than a private house, not to carry on any trade of business, not to allow any motor caravan or boat in front garden.

Rights of Access: There is a right of access to the back door to the property, across a neighbouring path.

Directions

From our office in Brookley Road, turn left and proceed to follow the road passing Lloyds Bank and Sway Road on the right hand side. Auckland Avenue is then the next turning on the right hand side.

Important Notice

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



The Situation

The property enjoys a central Brockenhurst location within easy reach of all the amenities and facilities of the village, as well as the well regarded primary school, tertiary college and main line railway station with direct links to London Waterloo (90 minutes).

The Georgian market town of Lymington lies approximately four miles to the south of Brockenhurst, famous for its yachting facilities and its Saturday market in the wide Georgian High Street. A similar distance to the north, is Lyndhurst, beyond which is Junction 1 of the M27 motorway, linking to the M3 and London.





For more information or to arrange a viewing please contact us:

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