



**4 Silver Ferns**

*Brookley Road, Brockenhurst, SO42 7PQ*

**SPENCERS**  
NEW FOREST





## 4 SILVER FERNS

BROOKLEY ROAD • BROCKENHURST

*Situated in the heart of the village, a beautifully presented two double bedroom first floor apartment currently having the benefit of a stairlift fitted for ease of access. Large feature windows in the generous open plan living area flood the apartment with light. This modern property offers spacious accommodation to include an en-suite to the principal bedroom, separate bathroom and a well-appointed open plan kitchen, with a generous sitting and dining room. Allocated parking space and no forward chain.*

£425,000



2



1



2





## The Property

A pleasant communal entrance has a straight staircase (currently fitted with the option of a stair lift) leading to the private front door of the apartment. A generous reception hallway has two separate storage cupboards, one housing the boiler as well as attractive glazed double doors to the beautiful open plan dual aspect living area with feature windows that flood the area with light.

The comprehensively fitted kitchen includes ample storage and a range of integral appliances. A large fitted breakfast bar divides the area from the dining area. The sitting area has a feature gas fireplace and the dining area is next to the windows overlooking the village centre.

There are two large double bedrooms, one of which has an en suite shower room and ample fitted mirrored wardrobes. A separate bathroom comprises a low level W.C., hand basin with a vanity unit below and a panel enclosed bath with shower over.

## Grounds & Gardens

This purpose built development in the heart of the village has been designed around an attractive courtyard immediately off the main high street where a cattle grid stops the ponies and donkeys entering! There is a secure entrance system, bin store and allocated parking.

Approximate Gross Internal Area = 85.8 sq m / 923 sq ft

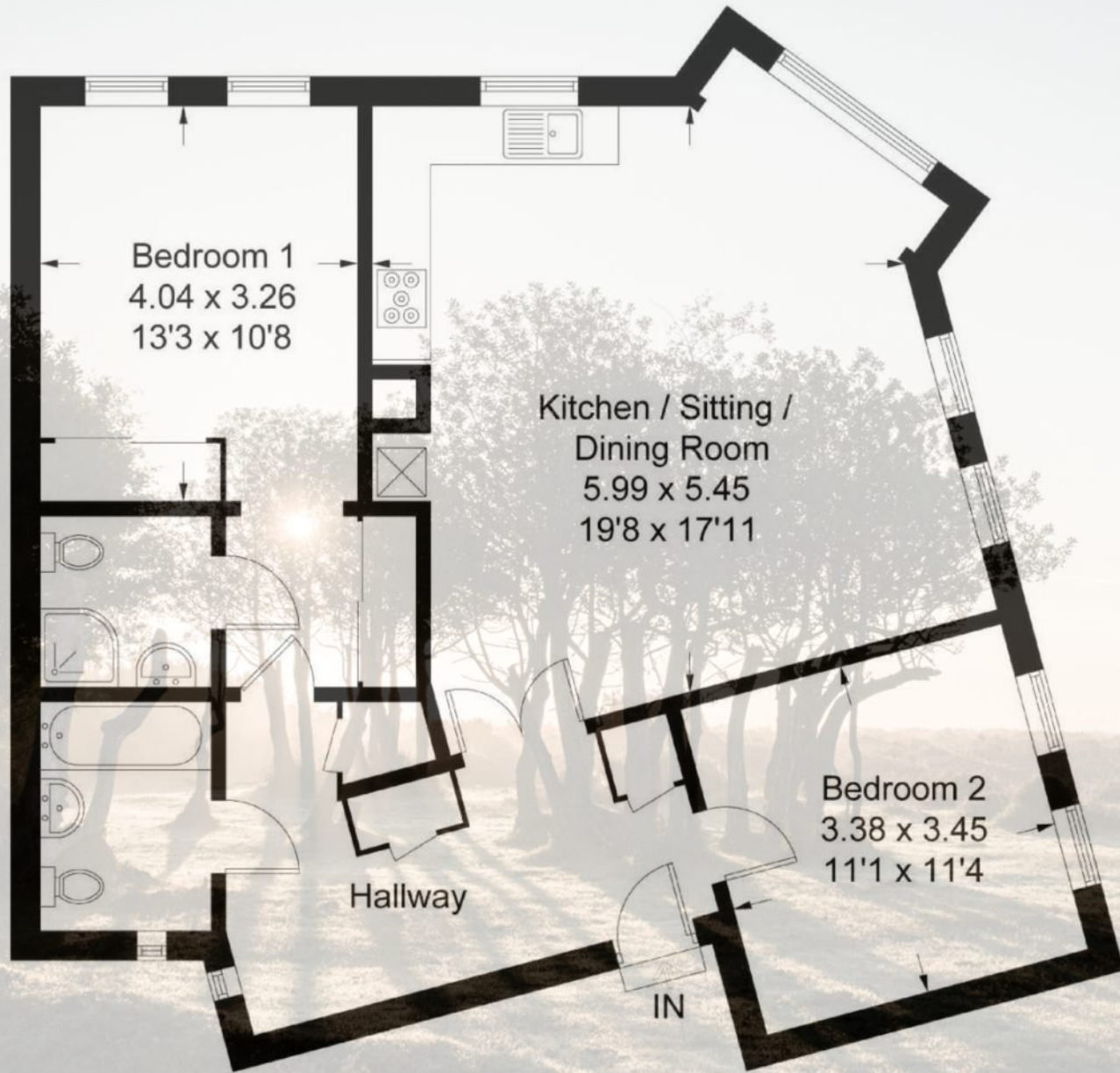


Illustration for identification purposes only; measurements are approximate, not to scale.  
EPC South Coast Surveys



## Services

Tenure: Leasehold with a share of the freehold

Term: 125 years from 1<sup>st</sup> November 2006 (108 years remaining)

Service Charge: £678.86 payable six monthly

Ground Rent: TBC

All mains services connected

Energy Performance Rating: C Current: 78 Potential: 79

Council Tax Band: C

Conservation Area: Brockenhurst

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

We understand that no pets are allowed but please ask for more information.

## Directions

From our office in Brockenhurst high street, proceed left then turn left into Brookley Court after approximately 50 metres. Turn right inside the cattle grid and the ground floor entrance is in the corner on the right hand side.





## The Local Area

Brockenhurst is the largest village in the New Forest, boasting a thriving and lively community with all the necessary essentials of a proper working village, including a butcher, bakery, greengrocer, cafes and tea houses, plus services such as a doctor, dentist and post office. In addition, the village boasts an 18 hole championship golf course, a luxurious spa and a number of highly regarded hotels including the Balmer Lawn, the Pig and Careys Manor, all of which offer fine dining restaurants.

In Brockenhurst the New Forest is all around you and wild ponies, deer and cows roam at will. The North and South Weirs streams join and as one flow through Brockenhurst. In Brookley Road in the warmer months of the year the stream flows across the road, commonly referred to as The Splash. There is a second ford in the Waters Green area of the village and this flows continuously throughout the year. From beyond this the Weirs stream meets the river formed by the Blackwater and Ober Water to become the Lymington River.

It is Brockenhurst's mainline station (service into London Waterloo approximately 90 minutes) that turns the dream of a country idyll into reality for those working up in London and makes Brockenhurst village a property hot spot.

## 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 or 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.



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

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