



FELLS GULLIVER

PROPERTY EXPERTS

Est. 1988

New Forest

39 Auckland Avenue

Brockenhurst • SO42 7RS



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Offered to the market with no forward chain, this well-positioned property is ideally located just moments from the village centre and within convenient walking distance of the train station. The home further benefits from a south facing rear garden, off-road parking for two vehicles, a bright conservatory, downstairs shower room, and a versatile study, making it well suited to a variety of buyers. The property also enjoys a desirable position close to the open forest, offering excellent opportunities for walking and outdoor recreation.



3



2



£499,500

Key Features

- No forward chain
- Parking for two cars
- Spacious sitting room
- All bedrooms with fitted wardrobes
- Within walking distance from the train station
- South facing rear garden
- Downstairs shower room
- Conservatory
- Versatile study area
- Moments away from the village centre
- EPC Rating: D



Description

This well presented three bedroom property offers ample parking, a downstairs shower room, and a bright conservatory, south facing garden and is tucked away in a position that provides a good degree of privacy. Ideally located just moments from the village centre and within easy walking distance of the train station, the home offers both convenience and a peaceful setting.

A welcoming entrance hall provides an inviting introduction to the home, with stairs rising to the first floor. To the left, the generously proportioned sitting/dining room enjoys an abundance of natural light from dual aspect windows, while a feature fireplace creates a charming focal point, offering a warm and comfortable space for both relaxation and entertaining. Continuing through the hallway, the kitchen overlooks the rear of the property and is fitted with a range of wall and floor mounted units complemented by work surfaces and a tiled splashback. Additional features include a pantry, integrated dishwasher, inset sink with mixer tap, oven and hob, along with space for a washing machine and fridge freezer, providing both practicality and functionality. At the end of the hallway, a bright lobby area with side aspect windows leads through to the study, shower room, and conservatory. The study offers a highly versatile space, ideal for those working from home or seeking an additional reception room. The shower room is well appointed and features a standalone shower, wash hand basin, WC, and a side-aspect window allowing natural light and ventilation. Accessed from the study, the conservatory provides a wonderful additional living space, filled with natural light and offering delightful views of the garden. With doors opening directly onto the rear garden, this space creates a seamless transition between indoor and outdoor living, ideal for enjoying the garden throughout the seasons.

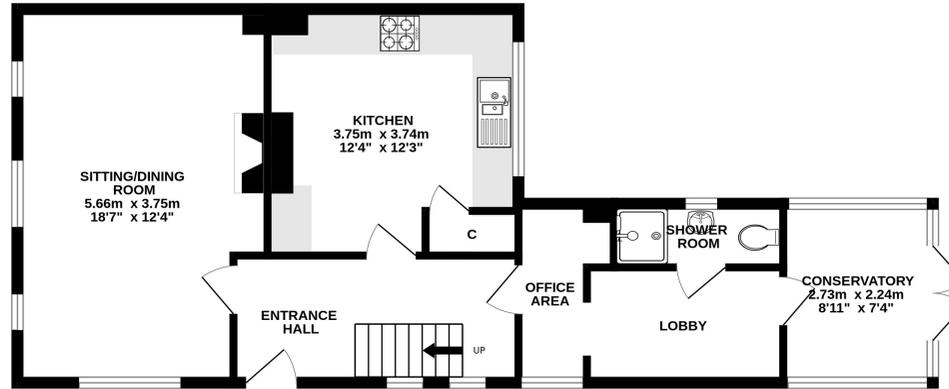
The first floor landing provides access to all bedrooms and the family shower room. The primary bedroom enjoys rear aspect windows overlooking the garden and benefits from fitted wardrobes. Bedroom two is a bright dual aspect room, also featuring fitted wardrobes. Bedroom three has a front-aspect window and a useful storage cupboard. The family shower room comprises a shower, wash hand basin, and WC, with a rear aspect window providing natural light and ventilation.

To the front of the property, the home is attractively bordered by mature hedging, providing a good degree of privacy. A driveway leads to the property and offers off-road parking for two vehicles. The rear garden benefits from a southerly sunny aspect and is enclosed by a combination of brick walling and fencing, creating a private outdoor space. Immediately outside the conservatory is a decking area, ideal for outdoor seating and entertaining, which leads onto a lawned garden. There is also additional space to the side of the conservatory, offering potential for a side extension, subject to the necessary planning permissions (STPP).

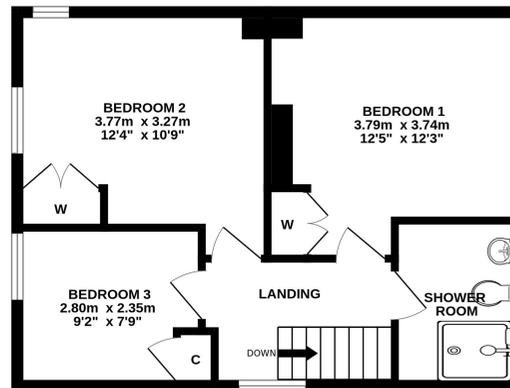
The property is conveniently located within a short level walk of Brockenhurst village centre, in the heart of the New Forest, close to shops and amenities. The village offers a mainline railway station with direct links to London Waterloo in approximately 90 minutes. To the north is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3, giving access to London. The nearby Georgian market town of Lymington has many independent shops, a picturesque quay, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park.

Floor Plan

GROUND FLOOR
58.0 sq.m. (625 sq.ft.) approx.



1ST FLOOR
41.8 sq.m. (450 sq.ft.) approx.



39 AUCKLAND AVENUE

TOTAL FLOOR AREA: 99.9 sq.m. (1075 sq.ft.) approx.

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For more information or to arrange a viewing please contact
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