



Flat 4 Brookley Court

Fibbards Road, Brockenhurst, SO42 7RD

SPENCERS
NEW FOREST





An excellent and newly refurbished first floor apartment forming one of only four properties in a select modern development in the heart of Brockenhurst

The Property

The superb and beautifully light and spacious appointed apartment has been finished to a high standard and offers well-proportioned living space throughout. The property benefits from a share of freehold and low maintenance charges.

Private Covered Entrance Porch - Double glazed front door and side aspect windows. Built-in shoe storage unit and tiled flooring. Inner door opening to stairwell ascending to the first floor landing area.

Landing Area - Providing access to all rooms. Airing cupboard housing a gas boiler.

Sitting/Dining Room - Good size room with front aspect window overlooking the gardens. Recessed fireplace. Engineered oak flooring.

Kitchen - Fitted with a range of contemporary white gloss units, wood laminate surfaces and built-in appliances including an AEG double oven, Neff five ring induction hob with stainless extractor unit over, Zanussi washing machine, Bosch dishwasher and an integrated wine cooler. Space for tall fridge/freezer. Laminate oak flooring and rear aspect window overlooking the grounds.

Principal Bedroom - Newly fitted built-in wardrobes extending the full depth of the room. Front aspect window overlooking the grounds.

Guest Bedroom - Rear aspect window overlooking the grounds. Space for freestanding wardrobe, chest of drawers, bedside and vanity tables.

Family Bathroom - Modern suite comprising paneled bath with shower attachment and wall mounted mixer taps, wash basin with built-in storage below and low level wc. Fully tiled walls and flooring.

£415,000



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FLOOR PLAN

Internal Floor Area

Approx. 66.6 sq. metres (716.7 sq. feet)

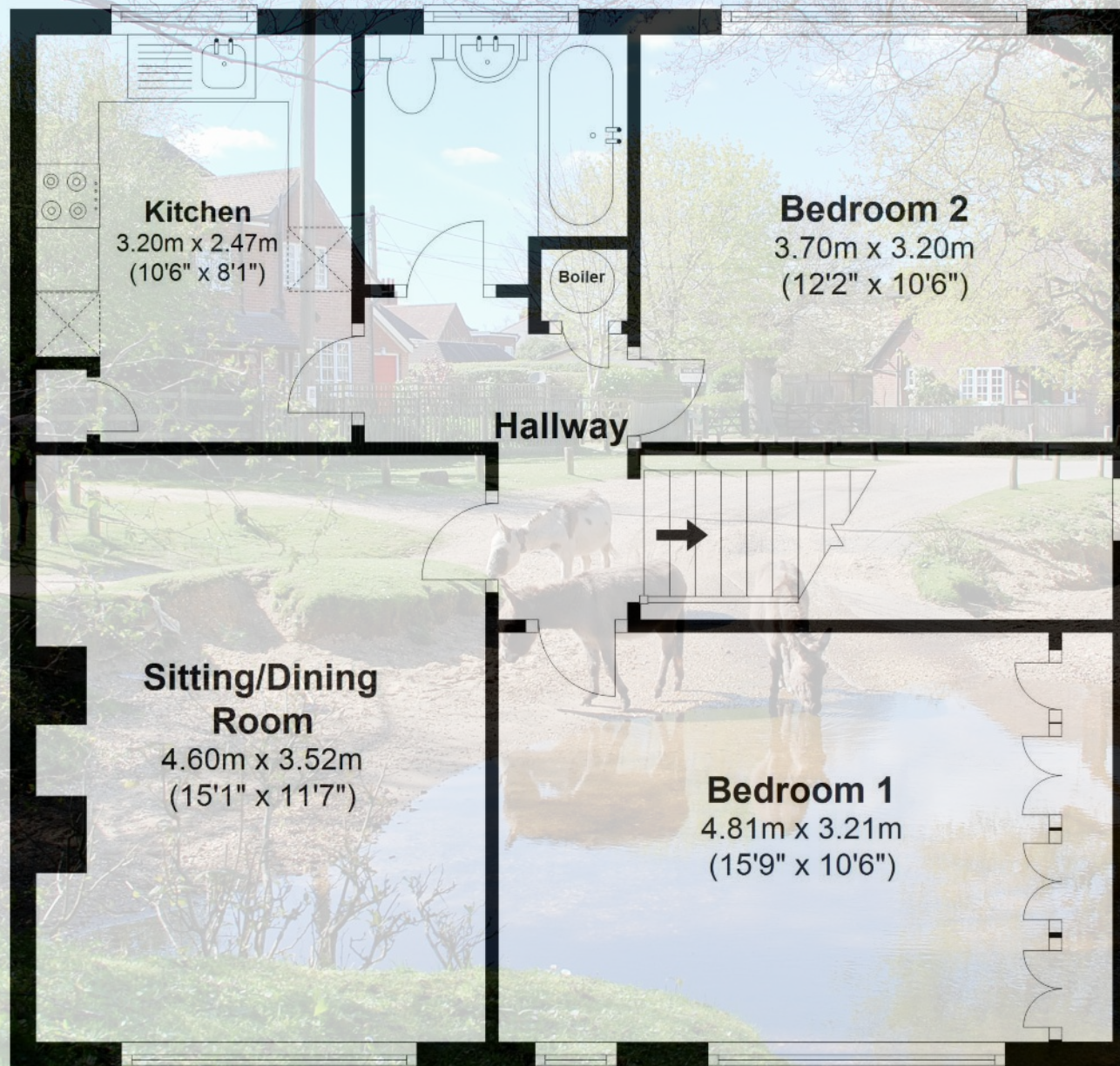
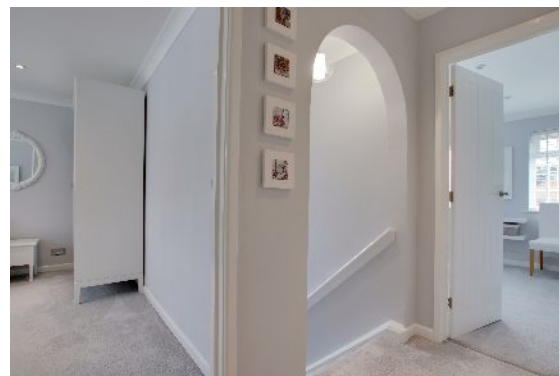


Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.



The property is set in beautifully manicured gardens of approximately 0.3 acres and further benefits from private front door access, a garage and off road parking.

Grounds & Gardens

Two sets of double wrought iron gates open onto a gravel driveway to one side and another driveway to the other. Set at the end of the driveway is a block of four garages, one of which, on the far right, comes with the apartment and power and light and is alarmed.

The beautifully manicured front and rear gardens are predominantly laid to lawn with established tree and fence borders and a low rise brick wall to the front aspect.

Planted within the grounds are a number of specimen plants including Monkey Puzzle trees, Arbutus, Cotinus Purple Smoke, Elaeagnus and Copper Beech Trees and bushes.

Outside tap.

Directions

Fibbards Road is an unmade road almost opposite Tesco's in the heart of the village and the property can be found towards the end of the track on the right hand side.



The Situation

The property enjoys a fantastic position being ideally located within yards of the centre of Brockenhurst Village and a good selection of boutique shops, everyday stores, cafes and restaurants catering for everyday needs.

The mainline railway station is within easy reach offering direct links to Southampton Central, Winchester and London Waterloo. The picturesque village of Beaulieu lies 7 miles to the East with the marina of Bucklers Hard on the Beaulieu River.

Approximately 4 miles to the South is the Georgian market town of Lymington with its extensive yachting facilities, ferry service to Yarmouth, Isle of Wight and its famous Saturday county market. To the North is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3 giving access to London.

Services

Energy Performance Rating: C Current: 76 Potential: 79

All mains services connected.

Tenure: Share of freehold

Maintenance Charge: £300.00 quarterly

Agents Note

Not available to holiday let. Pets by prior agreement.

Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

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.



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This leafy village on the southern edge of the New Forest has everything you could want for family life in the Forest.

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.

Points Of Interest

Brockenhurst Mainline Railway Station	0.3 Miles
Brockenhurst Primary School	0.3 Miles
Brockenhurst Tertiary College	0.3 Miles
The Pig Restaurant	1.1 Miles
Lymington Hospital	3.8 Miles



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

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