



# 1 Bowling Green Cottages

54a Brookley Road • Brockenhurst • SO42 7RA







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This well presented, modern, light and airy two double bedroom end terrace house is centrally located in the heart of Brockenhurst village and is offered for sale with no forward chain. The property benefits from the master bedroom with vaulted ceiling and en-suite shower room, enclosed south facing private garden, views over the neighbouring Bowling Green and has an allocated parking space.



2



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£450,000

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## Key Features

- Triple aspect open plan kitchen/sitting/dining room
- Large master bedroom with vaulted ceiling and feature windows and en-suite shower room
- Family bathroom with bath and separate shower cubicle
- Allocated parking space
- Centrally located in Brockenhurst village centre, just a stone's throw from the shops and amenities
- EPC Rating: C
- Ground floor cloakroom
- Second double bedroom
- Low maintenance south facing garden with summerhouse
- Views of the neighbouring Bowling Green
- Offered for sale with no forward chain

*Est.1988*





*Est.1988*



# Description

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This well presented end terrace house was built in 2019 and benefits from light and airy accommodation throughout. The property enjoys views over the neighbouring Bowling Green and benefits from open plan living accommodation and the large master bedroom with vaulted ceiling, feature windows and en-suite shower room. This delightful property would make an ideal first time buy or investment property and is offered for sale with no forward chain.

Front door leading into the entrance hall. Turning staircase rising to the first floor. Cloakroom with low level WC, inset wash hand basin with vanity storage cupboard below, mirror above, wall mounted mirror fronted medicine cabinet and chrome heated towel rail. Door from the entrance hall into the open plan living accommodation. Kitchen area has a comprehensive range of floor and wall mounted cupboard and drawer units with granite effect worktop and matching splashbacks, inset single bowl and drainer sink unit with mixer tap over. Integrated appliances include a tall fridge freezer, washing machine, dishwasher, four ring gas hob with electric oven beneath and extractor hood over, cupboard housing the gas fired central heating boiler, window to the rear aspect overlooking the garden. There are two sets of patio doors to the rear and side aspect, opening out to the garden, with additional windows to the front and side aspect. The kitchen is open plan to the dining area and sitting room, with TV and aerial point.

First floor landing. Light and airy large dual aspect master bedroom with vaulted ceiling. There is a window to the rear aspect and further feature windows to the side aspect. Door into the en-suite shower

room which comprises of a fully tiled shower cubicle with mixer shower, low level WC, inset wash hand basin with mixer tap and vanity storage cupboard under, heated chrome towel rail, extractor fan, part tiled walls and tiled floor. Double bedroom two with window to the rear aspect. Family bathroom with suite comprising of a panelled bath unit with mixer taps and hand-held shower attachment. Separate fully tiled shower cubicle with mixer shower. Inset wash hand basin with vanity storage cupboard under. Low level WC, wall mounted mirror fronted medicine cabinet, chrome heated towel rail, extractor fan, part tiled walls, tiled floor.

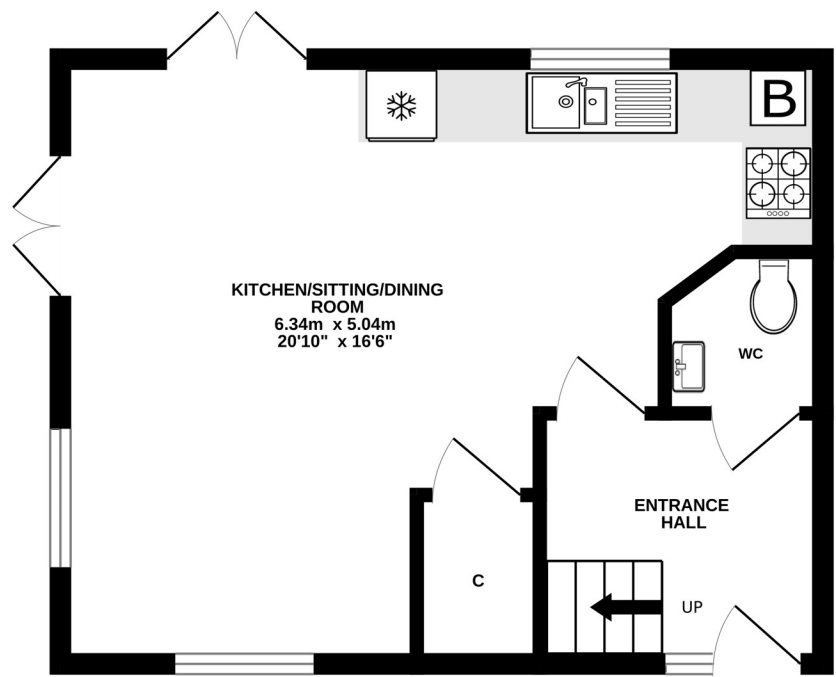
Outside to the side, there is an allocated parking space. There is pedestrian access down a path leading to the front door and a pedestrian gate to the side, leading into the garden. The low maintenance garden is south facing and has a paved patio area with ample space for patio furniture. There is also a large flower bed running along the boundary interspersed with various plants and shrubs. There is a useful summerhouse in the left hand corner of the garden. Outside lighting, outside tap and the boundaries are fenced to all sides.

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.

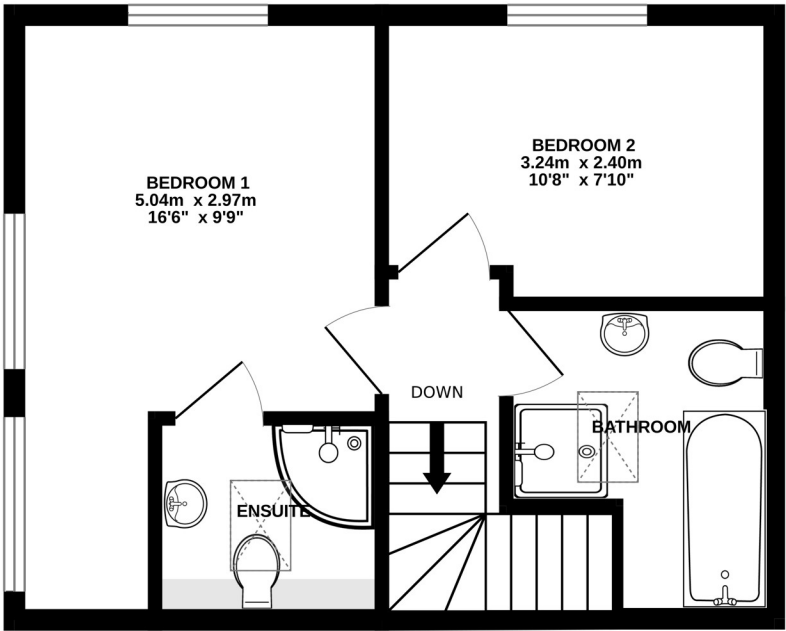


# Floor Plan

GROUND FLOOR  
31.7 sq.m. (341 sq.ft.) approx.



1ST FLOOR  
31.7 sq.m. (342 sq.ft.) approx.



TOTAL FLOOR AREA : 63.4 sq.m. (683 sq.ft.) approx.  
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FELLS GULLIVER

PROPERTY EXPERTS

*Est. 1988*

New Forest

For more information or to arrange a viewing please contact  
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