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ESTATE AGENTS

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Flat 4 Brooklands, Gosport Lane, Lyndhurst, SO43 7BP

£290,000

- Two bedroom first floor converted flat
- Spacious lounge dining room with dual aspect windows
- Kitchen with integrated appliances
- Brand new fitted bathroom with rain style shower
- Gas central heating via a recently fitted combination boiler
- Sat in 1.5 acres of private residence gardens and grounds
- Located only a short walk from the centre of Lyndhurst and all of its amenities
- Ample parking and single garage





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This beautiful Victorian country house was originally built in 1869 and was once a private residence which has now been thoughtfully converted into private apartments.

Situated on the first floor this lovely two-bed apartment features high ceilings and period features, two bedrooms, a spacious dual-aspect living room with open fireplace and access to 1.5 acres of stunning communal grounds.

Lease information: 999 Year lease from 1965.



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Nestled discreetly at the rear of the property, Flat 4 can be accessed via a private stairwell that is shared with Flat 5.

Upon entering through the hardwood and glazed front door, you step into the entrance hallway. To the left is the kitchen, while the living room is situated to your right. Straight ahead, you'll find both the bathroom and the main bedroom. The hallway boasts a standout feature with its patterned Harvey Maria flooring. Additionally, notable features include the loft access hatch, providing entry to the loft space, and the recently installed combination boiler.

The living dining room is a spacious dual-aspect L-shaped area that encompasses both a lounge space and a dedicated dining area. An open fireplace serves as the focal point, complemented by charming character features such as high ceilings, large sash windows, decorative coving, and ceiling roses. The room offers delightful views from both the lounge and dining sections, creating a pleasant atmosphere. Access to bedroom two is conveniently located from the lounge area.

Returning to the hallway, access to the kitchen is through an open archway. A large sash window offers delightful views of the rear gardens and flourishing trees. The kitchen features a range of eye-level and base cupboards with integrated appliances, including an electric oven, gas hob with extractor above, a slimline dishwasher, fridge and washing machine.







The principal bedroom boasts ample space and newly fitted double-glazed sash windows, offering delightful views of the rear gardens and communal vegetable patches. This room maintains its charm with high ceilings and decorative coving.

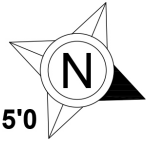
The second bedroom, a comfortable double, overlooks the front of the property and is accessible from the main living room area.

The bathroom has undergone recent renovations, featuring a new white three-piece suite. This includes a panel-enclosed bath with a large mains-fed rain-style shower overhead, a wash hand basin, a low-level WC, and a heated towel rail.

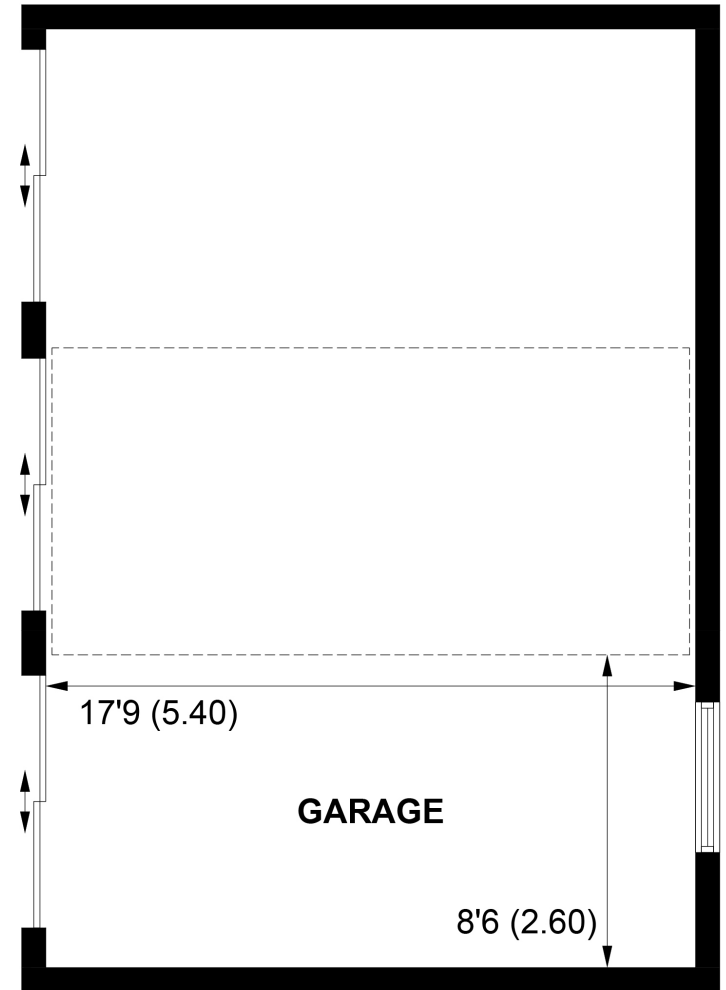
The property boasts expansive grounds spanning 1.5 acres, comprising meticulously maintained private gardens. The current residents diligently tend to these grounds, which feature communal vegetable patches, meadow area's, and graceful flowering trees, along with secluded seating areas and extensive lawns. This idyllic setting offers a sanctuary for those who appreciate the beauty of the outdoors.

Parking is both easy and convenient, with ample space available for all residents. Additionally, the property features a single garage for added parking or storage. An outdoor shed offers further storage.





 = REDUCED HEADROOM BELOW 1.5M / 5'0



FIRST FLOOR

**(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)**

APPROXIMATE GROSS INTERNAL AREA = 681 SQ FT / 63.3 SQ M

GARAGE = 453 SQ FT / 42.1 SQ M

TOTAL = 1134 SQ FT / 105.4 SQ M

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
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