

3 Rose Cottage

Lyndhurst Road, Brockenhurst, SO42 7RL

SPENCERS



3 ROSE COTTAGE

LYNDHURST ROAD • BROCKENHURST

A charming three bedroom end-of-terrace cottage situated in a convenient, central village location enjoying a private rear garden, off road parking for two cars and a garage. The property would make an ideal home or investment property and is available with No Onward Chain.

£565,000

3 2 2

















"A well appointed three bedroom property which benefits from off street parking and a garage"

The Property

The front door leads into a hallway which in turn leads to the sitting room and kitchen, with a w/c and stairwell ascending to the first floor.

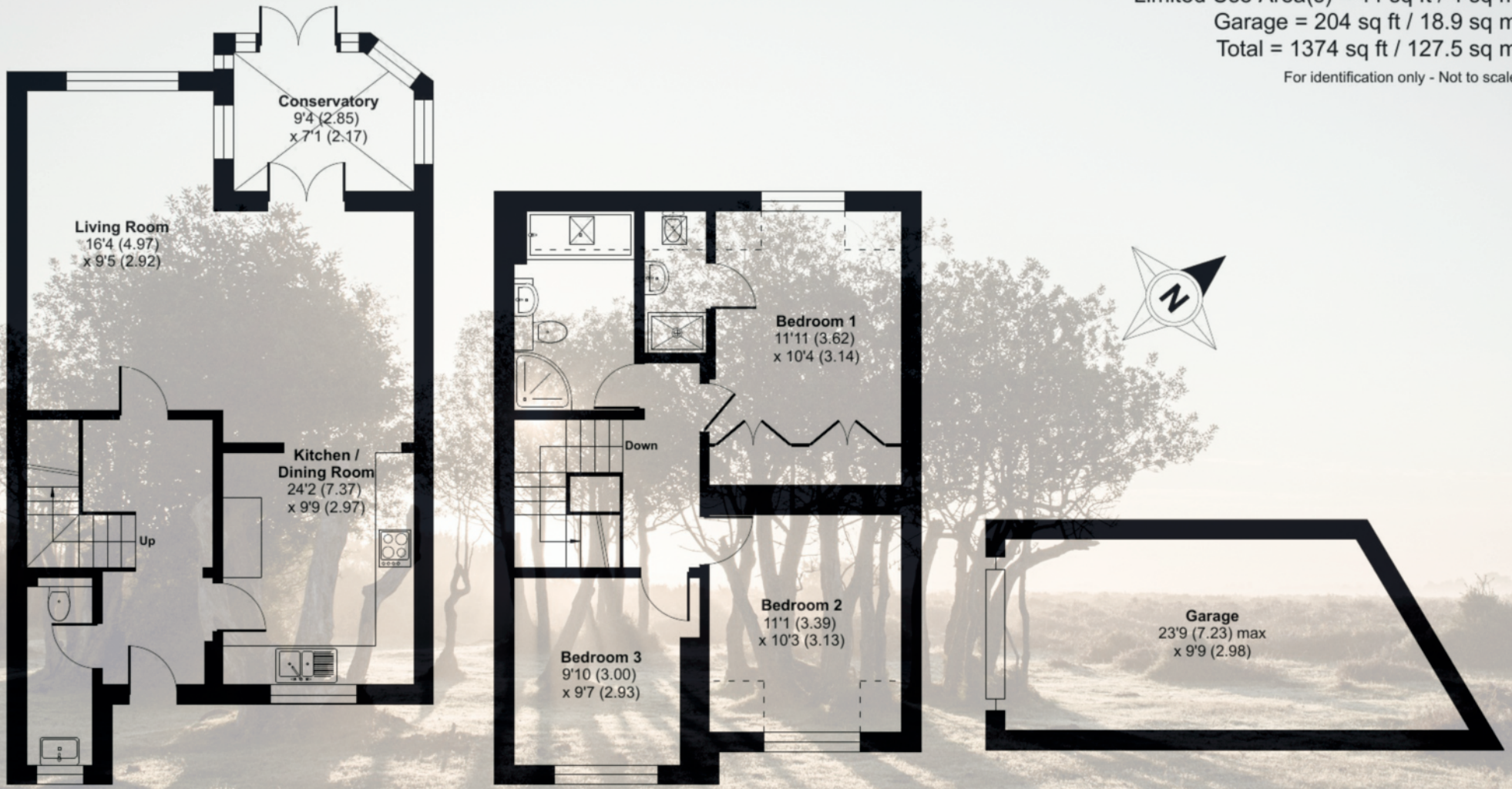
The bright and airy open plan sitting/dining room is a good size, accommodating a large sofa, dining table and chairs. Dual aspect windows allow plenty of light into the living accommodation and patio doors lead into the conservatory at the rear, enjoying the view of the private and secure garden.

The kitchen is set to the front of the property and is fitted with a comprehensive range of modern wall and base units, inset stainless steel sink, integral dishwasher, an electric hob with extractor hood set overhead and integral oven. There is space for a fridge/freezer and space for a washing machine.

To the first floor, a landing area links to the principal bedroom with Velux window which is set to the rear of the property with en-suite shower room, and two further double bedrooms to the front elevation. A family bathroom with corner shower completes the upstairs accommodation.

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Approximate Area = 1126 sq ft / 104.6 sq m
Limited Use Area(s) = 44 sq ft / 4 sq m
Garage = 204 sq ft / 18.9 sq m
Total = 1374 sq ft / 127.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Additional Information

Tenure: Freehold
Council Tax Band: D
Energy Performance Rating: C Current: 72 Potential: 85

Services: Mains gas, electric, water and drainage
Heating: Gas central heating

Property Construction: Brick & tile
Flood Risk: Very low
Parking: Garage, communal parking and two allocated spaces

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

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

Property Video Tour

Please scan qr code to watch our video tour





Grounds & Gardens

To the front of the property is the garage with parking spaces for two cars. To the rear of the property is a private, secure garden laid to lawn and patio.

Directions

From our office in Brookley Road turn right and proceed to the end of the Brookley Road turning left at the junction with the Lyndhurst Road (A337). Turn immediately right into the passage way to the right of the Albero restaurant, proceed behind the restaurant and Rose cottage can be found with parking to the right of the property.

Situation

The property is situated within an easy walk of the village centre, which offers a mainline railway station with direct links to London Waterloo and a good local community of shops and restaurants. 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.

Important Notice

Spencers Property 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 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 fitments, 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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