



## 2 Baynton House, 28 Southampton Road Lymington

£1,400 PCM

Situated in a highly convenient location, this large two-bedroom ground-floor apartment is just a short walk from Waitrose and Lymington High Street, offering easy access to shops, cafés, and local amenities. With generous living space, parking for one vehicle and a private courtyard garden, this home is perfect for long-term tenants seeking comfort and practicality. Holding Fee: £323  
Security Deposit: £1615 Council Tax Band: D



- Fantastic Location • Walking Distance to High Street • Off Road Parking • Spacious Living • Shared Garage • Courtyard Garden • Ground Floor • Private Rear Access • No Pets

The apartment features two double bedrooms, including a spacious master bedroom with an ensuite bathroom. The ensuite boasts a bath, separate shower, toilet, and sink. The family bathroom is well-appointed with a large walk-in shower.

The living and dining room is generously sized, with two sets of sliding doors leading to the rear garden, creating a bright and airy atmosphere. Just off the living area, the kitchen is well-equipped with ample worktop and cupboard space, an integrated fridge, dishwasher, oven, and hob, making it perfect for home cooking. Adjacent to the kitchen, the utility room offers additional cupboard storage and an integrated washing machine for added practicality.

Outside, the property benefits from unallocated parking for one car and a shared garage, ideal for storing bikes and other belongings. The sunny courtyard garden, complete with shrub borders and rear gate, provides a private outdoor space to enjoy.

This apartment is available for long-term rental, offering a fantastic opportunity for those seeking a comfortable and well-located home.

The property's construction is brick and tile.

The property has mains gas central heating, an electricity supply, mains water and mains drainage.

The broadband and mobile availability can be checked via the

Ofcom's "broadband and mobile coverage checker" on their website.

#### ADDITIONAL INFORMATION

Council tax band: D Furnishing Type: Unfurnished Security Deposit: £1,615 Available From: 28th April 2025





Floor Plan

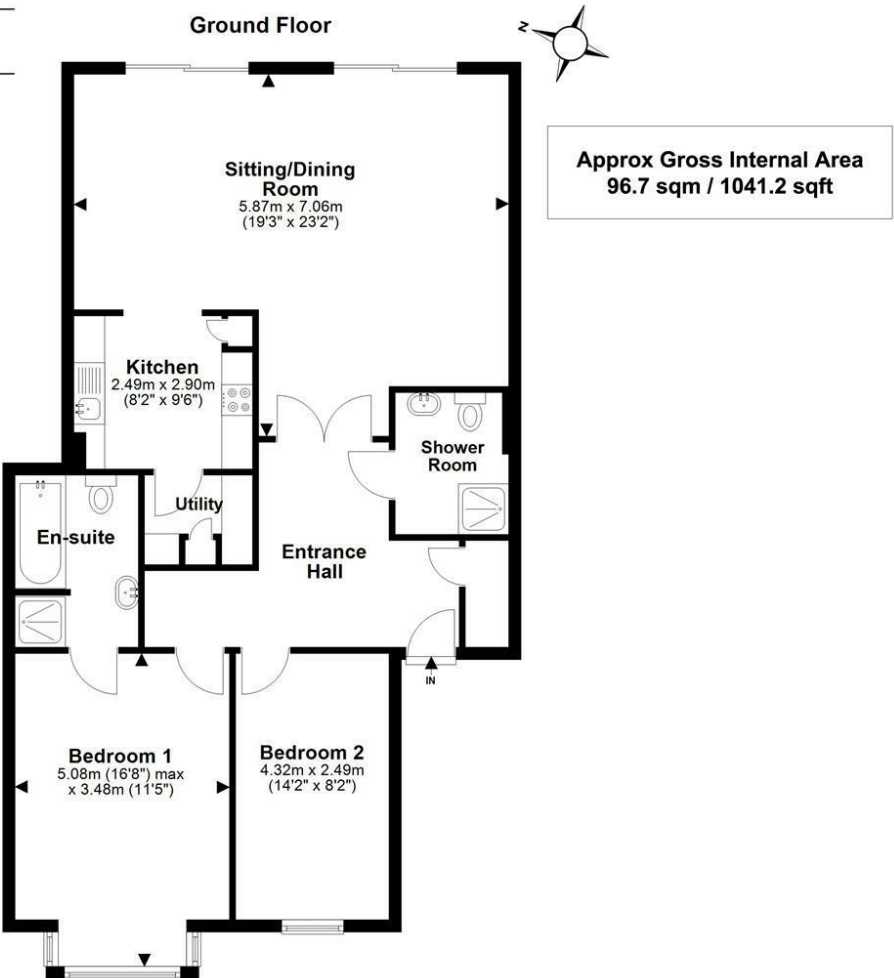


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk  
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



# SPENCERS

LETTINGS

## ABOUT US

Spencers' lettings office offers a dedicated, specialist lettings service with every aspect managed in-house, from maintenance to property inspections. The team undergo regular training to keep on top of continually changing legislation and are frequently praised by landlords and tenants for their friendly professionalism, thoroughness and reliability. The office works closely with Spencers' estate agency offices and broadly covers the New Forest area including Lymington and Lyndhurst, Beaulieu, Brockenhurst, Burley and the Christchurch bay area including Highcliffe, Barton on Sea and Christchurch. We care passionately about doing a great job.

## ADDRESS

Spencers Lettings  
74 High Street  
Lymington  
Hampshire  
SO41 9AL

Spencers Lettings  
368-370 Lymington Road  
Highcliffe on Sea  
Christchurch  
Dorset  
BH23 5EZ

## CONTACT US

01590 624814/ 01425 205000  
[lettings@spencersproperty.co.uk](mailto:lettings@spencersproperty.co.uk)  
[www.spencersproperty.com](http://www.spencersproperty.com)

