



17 High Marryats Grove Road
New Milton

£1,200 PCM

Situated within a few minutes walk from the stunning Barton on Sea cliff tops and scenic golf course, this charming two bedroom ground-floor apartment offers a blend of coastal beauty and convenience. Set within easy an easy commute of New Milton town centre, it features a garage and a well-maintained communal garden, creating a perfect retreat. Holding deposit: £276 Security Deposit: £1384 Council Tax Band: C



• Ground Floor • Communal Garden • Close to Barton Cliff Tops • Garage • Easy Commute of New Milton

Step through the communal entrance into a welcoming hallway that connects all rooms. The well-appointed kitchen boasts generous worktops, ample cupboard space, and integrated appliances including a fridge freezer, oven and hob.

The spacious living room exudes warmth with its feature fireplace and large windows that frame peaceful garden views. The master bedroom is a comfortable double, while the second bedroom offers versatility as a cozy single. The bathroom is fitted with a hand basin, WC, and a shower-over-bath setup.

Due to this property being a flat pets will not be accepted..

Outside, the beautifully maintained communal garden provides a tranquil escape, complemented by a garage in a separate block. Parking operates on a first-come, first-served basis, ensuring added flexibility for residents.

A wonderful opportunity to embrace seaside living with all the comforts of home!

The property's construction is brick and tile.

The property has mains storage heaters, 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.

Please note due to the construction of the building Tenants must only air wet clothes in well ventilated rooms.

To pass referencing you will need to prove an annual income of £36000.

ADDITIONAL INFORMATION

Council tax band: C Furnishing Type: Unfurnished Security Deposit: £1,384 Available From: 1st May 2025



Floor Plan

Ground Floor

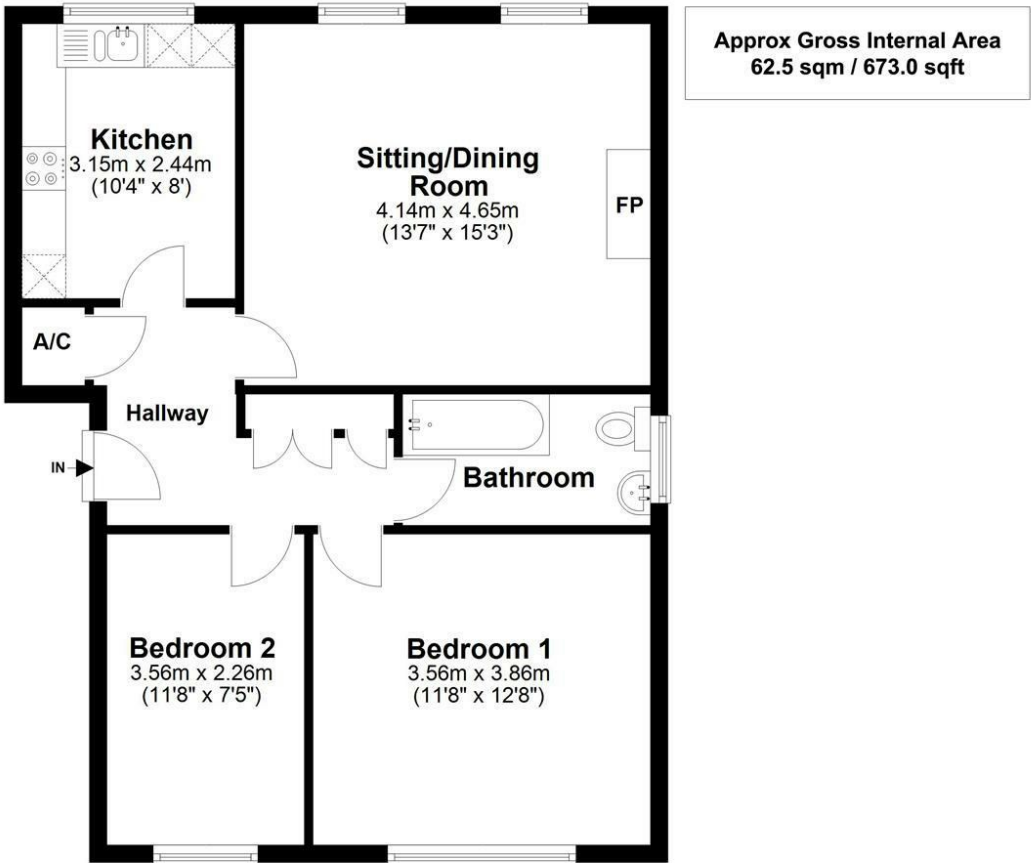


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
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.



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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.

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