



4 Ambleside Road
Lymington

£1,700 PCM

This beautifully presented three bedroom semi-detached property is ideally located on the south side of Lymington, within walking distance of the High Street and quay. Holding deposit: £392 Security Deposit: £1961 Council tax band: D



• Great Location • Pretty Courtyard Garden • Driveway • Shed/ Office • Walking Distance to High Street • Character • Open Plan Kitchen/ Dining/ Sitting Room • Minimum income requirement of £51k

Offering three spacious double bedrooms, a cosy sitting room with a charming open fireplace, and a fabulous open-plan kitchen/dining/family room, it provides a welcoming and versatile space for modern living. The well-equipped kitchen includes a range of fitted units, a gas hob, oven, and dishwasher, with ample space for dining and entertaining. The adjoining family room features a wood-burning stove and opens onto the private courtyard garden, creating a seamless indoor-outdoor flow.

Upstairs, the three double bedrooms are thoughtfully designed, two showcasing elegant Victorian fireplaces, while the stylish family bathroom boasts a large walk-in shower. A storage cupboard on the landing houses the Worcester gas-fired combi boiler, ensuring efficient heating and hot water.

Outside, the gravel driveway offers off-road parking and leads to a detached garage, which has been cleverly adapted to provide storage, an office space, and a wood store. The stunning, low-maintenance garden is well stocked with mature shrubs, plants, and trees, featuring a paved terrace perfect for outdoor dining.

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.

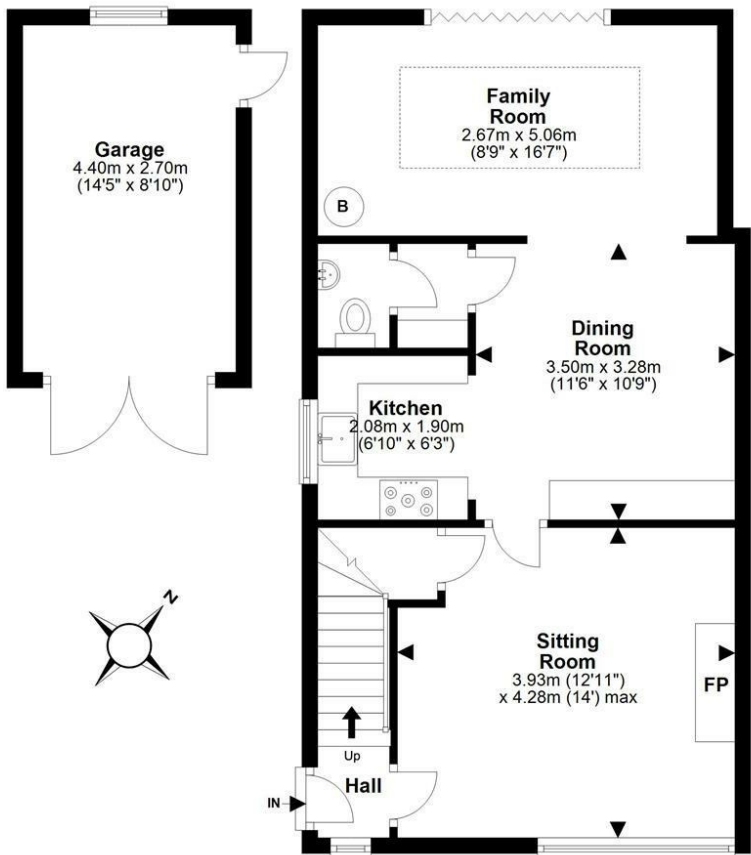
ADDITIONAL INFORMATION

Council tax band: D Furnishing Type: Unfurnished Security Deposit: £1,961 Available From: 29th May 2025



Floor Plan

Ground Floor



Approx Gross Internal Areas

House: 93.6 sqm / 1007.1 sqft
Garage: 11.9 sqm / 128.3 sqft

Total Approx Gross Area:
105.5 sqm / 1135.4 sqft

First Floor

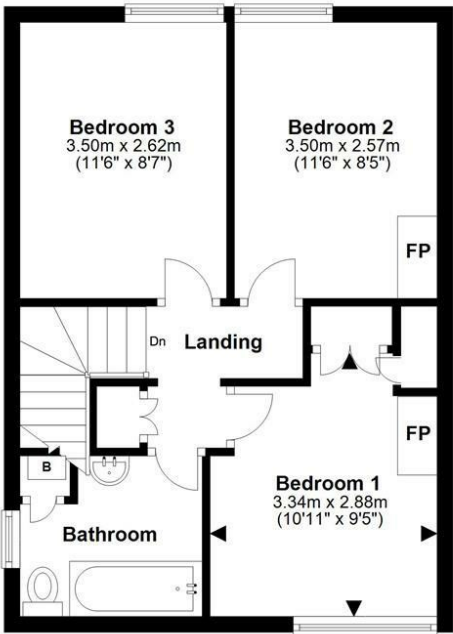
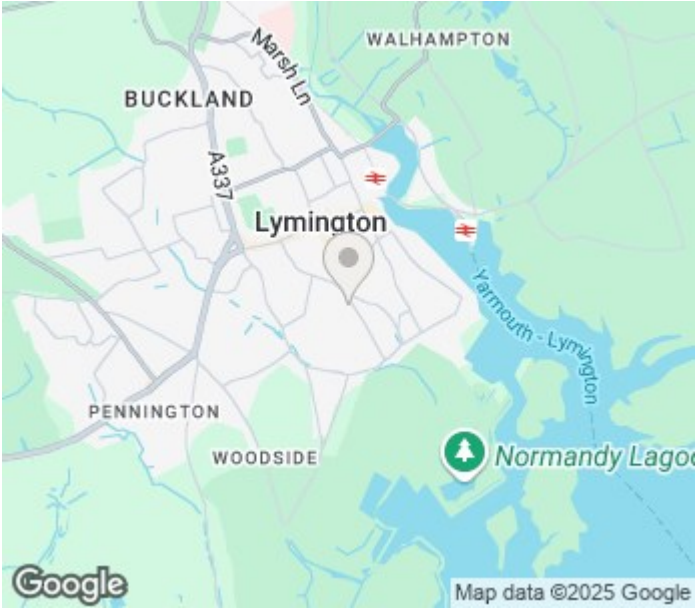


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(55-68) D		
(39-54) E		
(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

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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
www.spencersproperty.com

