



60a Brookley Road  
Brockenhurst

£1,100 PCM

A well presented unfurnished two bedroom split level apartment situated in the centre of Brockenhurst. The property comprises a fitted kitchen, a light double aspect sitting room, two double bedrooms and a bathroom. The apartment is within easy walking distance of the mainline railway station with direct links to London Waterloo. Holding Fee: £253 Security Deposit: £1269 Council tax band: C



- Great Location • Spacious Living Room • Close to Mainline Station • Close Amenities • No Pets

On entering the property the front door leads to entrance hall and stairs to the first floor.

On the first floor is the kitchen, bathroom, master bedroom and living room.

The kitchen is located to the rear of the property and enjoys plenty of work and cupboard space, oven and hob and washing machine. Off the kitchen is the bathroom with hand basin, WC and shower over the bath.

The living room is located to the front of the property and overlooks Brookley Road. It is a lovely and light room due to the lovely sash windows.

On the top floor is the second bedroom ideal for a single bed or study.

There is no parking available with the property but local parking is available.

In order to secure this property, you will need to pay to Spencers a one week holding fee of £253.

The property's construction is brick and tile.

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

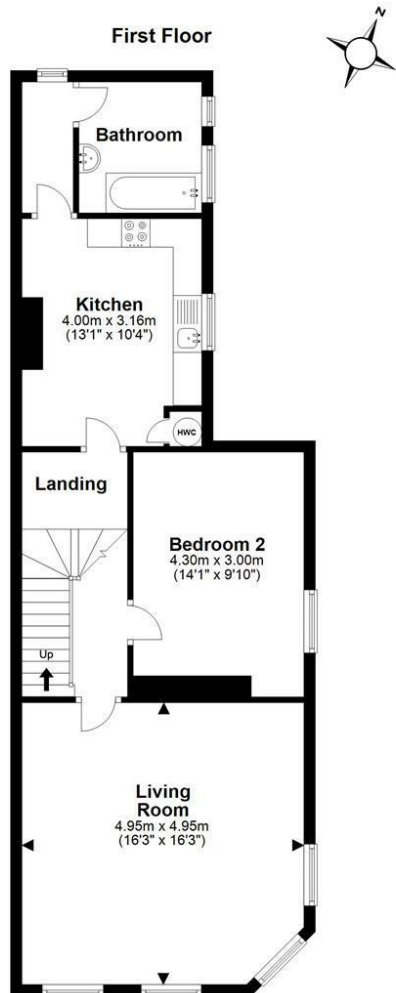
The broadband and mobile availability can be checked via the Ofcom's "broadband and mobile coverage checker" on their website.

#### ADDITIONAL INFORMATION

Council tax band: C Furnishing Type: Unfurnished Security Deposit: £1,269 Available From: 18th July 2025







## Floor Plan

**Approx Gross Internal Area**  
89.4 sqm / 962.7 sqft

## Top Floor

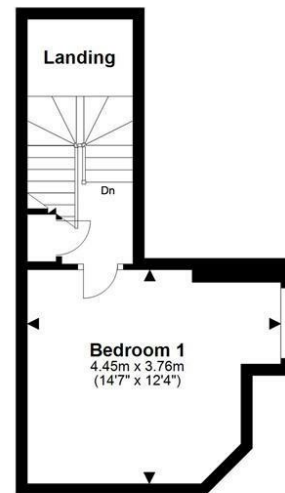


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch  
Plan produced using PlanUp.



## 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>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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)

