



19 Brook Road  
Lymington

£1,425 PCM

A delightful two bedroom mid terrace cottage with garden situated south of Lymington high street walking distance to the main high street and quay. Holding Deposit: £323 Security Deposit: £1615 Council Tax Band: D To rent this property you will need to prove an annual income of £43,500.



• Fantastic Location • Garden • Cottage • Street Parking • Easy Reach of High Street

On entering the property the living room has aspect to the front with beautiful bay window creating a fantastic sense of light and space and feature fireplace. The dining room overlooks the rear garden with door to the kitchen. The kitchen is well equipped with plenty of cupboard and workspace, fridge and oven with hob.

Upstairs there are two good sized double bedrooms, the master bedroom of which enjoys feature fireplace. The family bathroom is well equipped with wash hand basin, WC and bath with shower.

Outside there is a garden which is mostly laid to lawn with patio area and shed.

The property's construction is brick and tile.

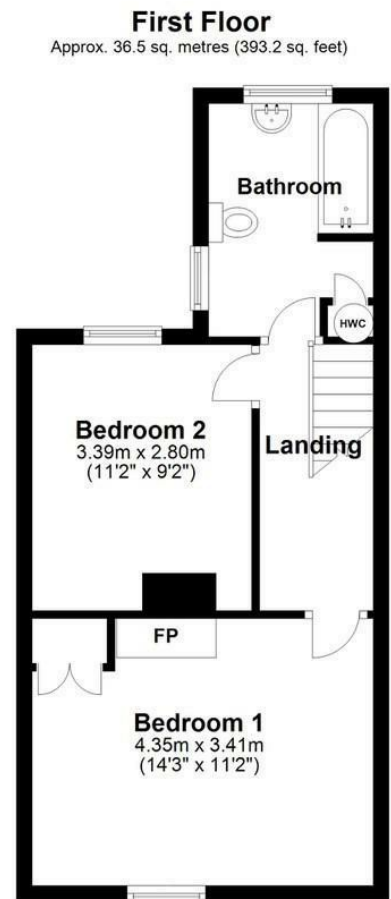
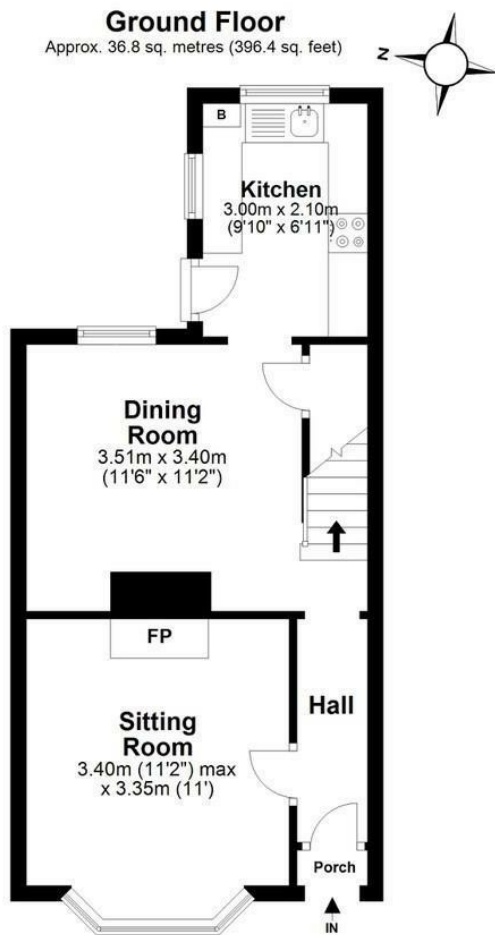
The property has mains gas central heating, an electricity supply, mains water and mains drainage.

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: £1,644 Available From: 7th March 2025





Total area: approx. 73.4 sq. metres (789.5 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest  
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>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</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, Romsey and Totton, Beaulieu, Ringwood, Brockenhurst, Burley and the Christchurch area including Highcliffe and Barton on Sea.



## CONTACT US

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