



SPENCERS
LETTINGS



The Beach House Warren Lane Brockenhurst

£7,500 PCM

A rare opportunity to rent one of Beaulieu's most iconic seaside homes. This architecturally striking, single-level residence offers four spacious bedrooms and embodies the effortless elegance of mid-century modern design, all set against the backdrop of unrivalled panoramic coastal views with direct beach access. Holding deposit: £1730 Security deposit: £8653 Council tax band: G



- Unique and Iconic Home • Private Beach • Spacious and Stylish Accommodation • Fantastic Location • Stunning Views • Located within Nature Reserve

This exceptional single-level residence spans approximately 2,609 sq ft, including a substantial 464 sq ft garage, and is thoughtfully designed to maximise space and light while taking in the exceptional views across the water to the Isle of Wight. All principal rooms also enjoy direct access to a wide decked terrace from which one can enjoy the outstanding views as well as direct access via a raised boardwalk to the beach.

Entrance & Core Living Space

Upon entry, you're welcomed into an expansive open-plan kitchen, dining and sitting room measuring over 36 ft in length, the true heart of the home. This space is flooded with natural light and offers uninterrupted views, ideal for entertaining or relaxing in style.

Master Suite

The master bedroom is a statement in luxury, extending nearly 33 ft, with ample room for a private lounge area. It connects seamlessly to a dressing room and enjoys proximity to the sauna, offering a spa-like retreat within the home.

Additional Bedrooms

Bedroom 2 is a well-balanced double with generous proportions. Bedroom 3, at nearly 20 ft, offers flexibility for use as a guest suite, office, or media room. Bedroom 4 is ideal for children, guests, or as a dedicated study.

Utility & Sauna

A compact yet functional utility room supports daily living, while the sauna adds a luxurious wellness touch, perfect

after a dip in the sea or soak in the hot tub. The hot tub, sauna, and enclosed outside areas are maintained by the Landlord.

Outside

The oversized garage (nearly 29 ft) provides secure parking and storage, with potential for workshop or hobby space or boat storage.

A wide decked terrace wraps around the house with direct access via sliding doors from most rooms. The south facing terrace provides the perfect space for eating, relaxing and entertaining while the more secluded west terrace features a sunken hot tub. In short, the interior accommodation is designed to blend seamlessly with the stunning countryside and coastal surroundings that the house enjoys.

From the terrace, a raised boardwalk provides direct access to the beach creating a unique indoor-outdoor lifestyle.

Deposit and Referencing Requirements

A holding fee of £1730 is required. Security Deposit of £8653 and an income in excess of £225,000 to pass referencing.

Building Construction

Timber framed, flat roof, suspended timber floor on concrete supports.

ADDITIONAL INFORMATION

Please note:

Council Tax Band: G
 It is important to be aware that the property is located on a Nature Reserve and to be aware of nesting birds and wildlife.
 Furnishing Type: Furnished
 Security Deposit: £8,653
 Available From: 17th November 2025

Utilities

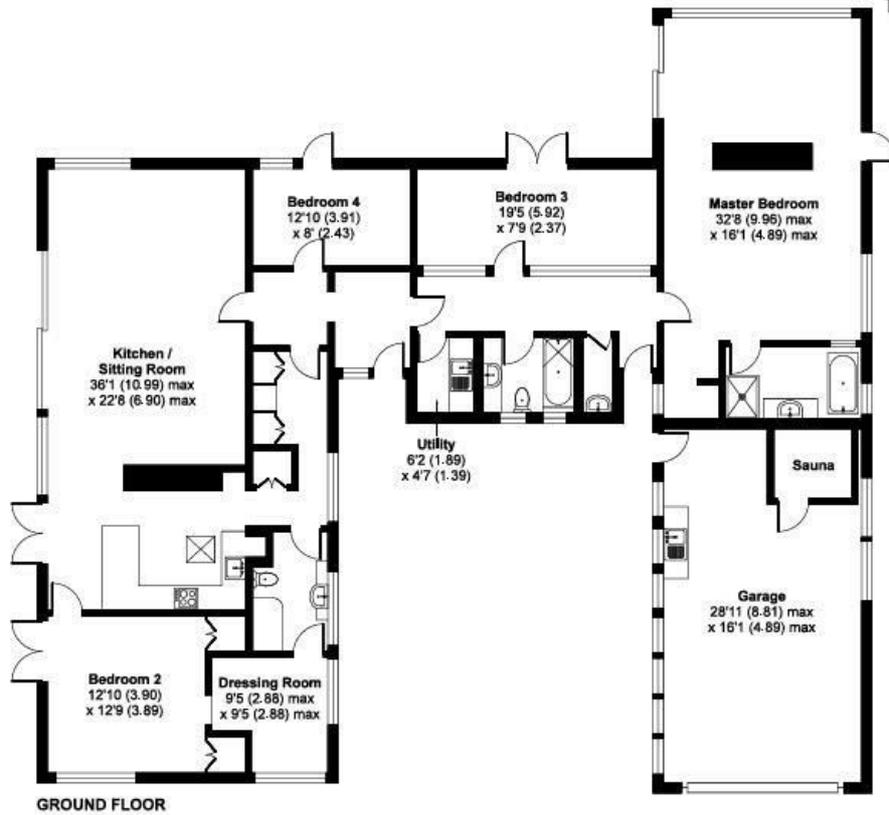
Mains water, septic tank, oil heating.



The Beach House, Warren Lane, Beaulieu, Brockenhurst, SO42 7XH



Approximate Area = 2145 sq ft / 199.3 sq m
Garage = 464 sq ft / 43.1 sq m
Total = 2609 sq ft / 242.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Spencers of the New Forest Ltd. REF: 1370946



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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ABOUT US

As the leading independent letting agency in the New Forest and surrounding areas, Spencers offers tenants a friendly, reliable and highly knowledgeable service. With offices across the region, including Lymington, Highcliffe, Brockenhurst, Burley, Ringwood, and Romsey, our local teams are here to help you find the right home and support you throughout your tenancy.

Our lettings teams live and work within the Forest and its nearby towns. This means you benefit from genuine local insight from nearby schools and transport links to community life and coastal or countryside surroundings.

We work closely with our landlords and manage a wide range of homes across the Forest and surrounding towns. We have memberships with Safe Agent, the Property Ombudsmen, and the Tenancy Deposit Scheme (TDS) ensuring your tenancy is handled professionally, transparently and with your best interests in mind.

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