

6 Baynton House 28 Southampton Road Lymington

£1,300 Per month

Situated in a convenient and sought-after location on Southampton Road, this spacious 2 bedroom first-floor apartment offers well-proportioned accommodation throughout and is ideally positioned within easy reach of Lymington High Street, local amenities and transport links. Holding deposit: £300 Security deposit: £1500 Council tax band:





• Spacious first-floor apartment • Principal bedroom with en-suite bathroom • Separate shower room • Large sitting/dining room • Unallocated resident parking • Close to Lymington town centre and local amenities

The property features a particularly generous sitting/dining room, providing an excellent space for both relaxing and entertaining. Adjacent is a separate fitted kitchen, complemented by a useful utility area and additional storage cupboards.

There are two good-sized double bedrooms, with the principal bedroom benefiting from an en-suite bathroom. A separate shower room serves the second bedroom and guests.

Further benefits include ample storage throughout, double glazing, and unallocated resident parking.

Offering spacious and practical living in a convenient Lymington location, this impressive apartment must be viewed to be fully appreciated.

The property's construction is brick and tile

The property has mains gas central heating, 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.

To be eligible to rent this property, as a tenant you must be able to demonstrate a minimum annual income of £39,000. Any application will be subject to satisfactory credit checks, assessment of existing financial commitments, and landlord references. If you have any concerns regarding these requirements, or believe you may be unable to meet them, please let us know before arranging a viewing of the property.

Please be aware that for non-Housing Act tenancies, such as company lets, referencing and tenancy agreement fees remain applicable and are payable by the tenant in line with our Tenant Scale of Charges. Full details can be found on our website.

ADDITIONAL INFORMATION

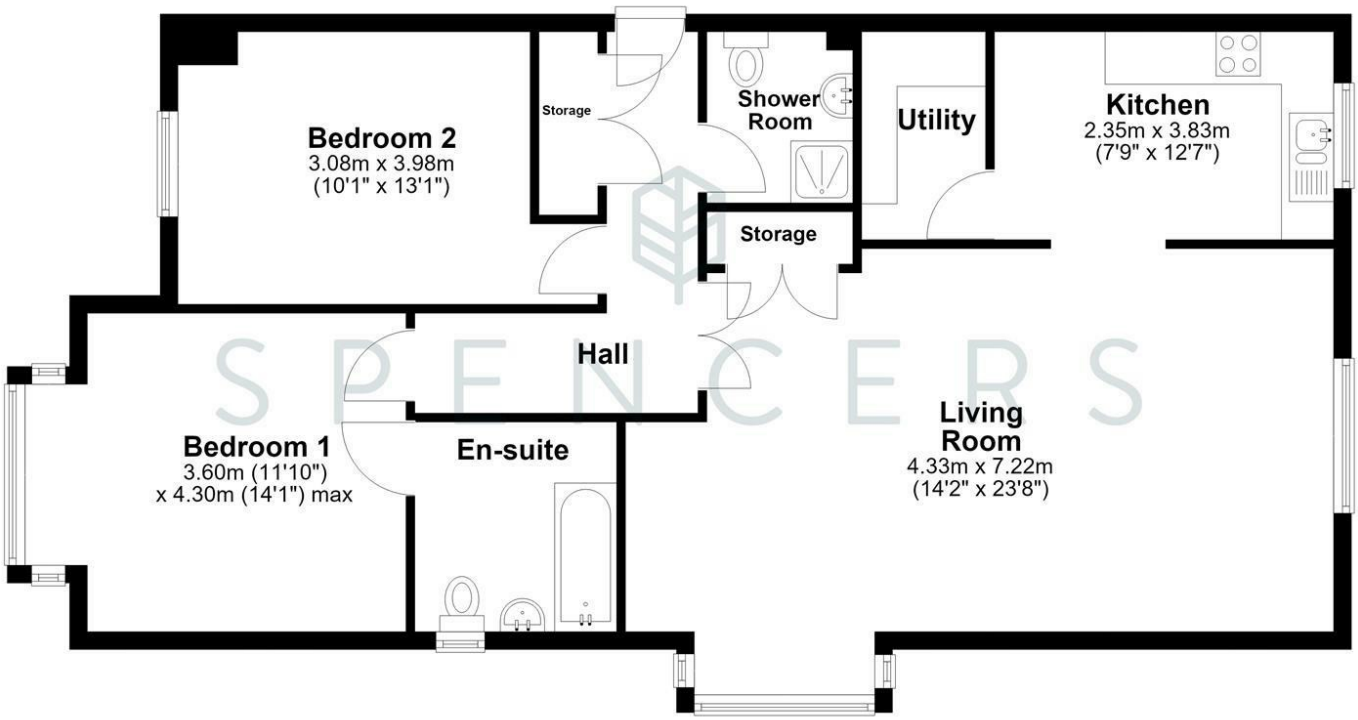
Council Tax Band: D
Furnishing Type: Unfurnished
Security Deposit: £1,500
Available From: 20th November 2026





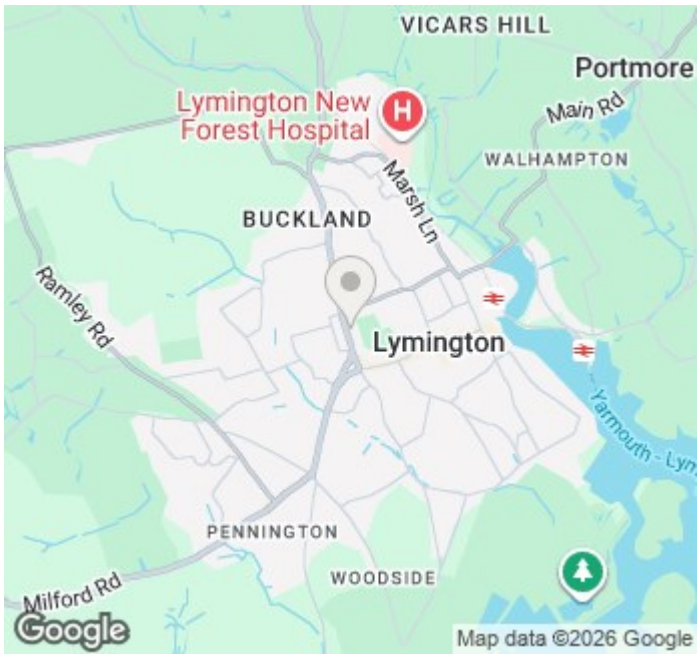
First Floor

Approx. 95.3 sq. metres (1025.9 sq. feet)



Total area: approx. 95.3 sq. metres (1025.9 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientation are approximate.
No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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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