

10 Brunswick Place
Lymington

£1,700 PCM

Situated in the highly sought-after Brunswick Place, this well-presented three-bedroom, three-bathroom townhouse enjoys an enviable position in a quiet cul-de-sac in the heart of Lymington. Just a short stroll from the town's vibrant High Street, marinas, shops, restaurants and transport links. Holding deposit: £395 Security deposit: £1961 Council tax band: E





• Convenient central location • Spacious home • Low maintenance garden • Garage in separate block • Unfurnished

The property benefits from a garage, attractive gardens, gas central heating and double glazing throughout. The front garden has been thoughtfully hard landscaped for ease of maintenance and enjoys the afternoon sun, while the rear garden offers a private morning sun trap with a decked seating area adjoining the conservatory, as well as rear gated access.

Internally, the ground floor features a welcoming entrance hall with solid oak flooring, which continues through to the spacious living and dining room extending from the front to the rear of the property. The living area benefits from an electric fireplace, while a large hatchway provides an open connection to the kitchen. A convenient cloakroom with WC and wash hand basin is located beneath the stairs.

The modern fitted kitchen is finished with cream Shaker-style units and a beech-effect worktop, and enjoys direct access to the conservatory. From here, doors lead out to the decking area and garden.

On the first floor, there are two generous double bedrooms, both with fitted wardrobes. One bedroom benefits from an en-suite shower room, while the family bathroom is fitted with a bath and shower over, WC and wash hand basin.

The second floor is dedicated to the final bedroom, accessed via a sliding door and staircase from the landing. This spacious double room features a dormer window and an en-suite shower room with Velux window, creating a bright and private retreat.

A garage is located in a nearby block.

The property's construction is brick and tile.

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 £51,000. 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 via the link below: Lettings - Spencers Property - Letting Agents: Lymington.

ADDITIONAL INFORMATION

Council Tax Band: E
Furnishing Type: Unfurnished
Security Deposit: £1,961
Available From: 10th January 2027





Floor Plan

Approx Gross Internal Area
114.5 sqm / 1232.5 sqft



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) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(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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