

36 Western Road
Lymington

£1,600 Per month

A beautifully refurbished two-bedroom house, finished to an exceptional standard throughout and offering stylish, contemporary living. Ideally situated just a short walk from Lymington High Street, the property combines high-quality accommodation with a highly convenient town-centre location. Offered unfurnished and for a long term let. Holding Deposit: £369 Security deposit: £1,846 Council Tax Band: D





• Modern two bedroom house • Long garden • Beautifully refurbished • Unfurnished • Close to Town Centre

Upon entering the property, you are welcomed into a spacious open-plan living area and kitchen, beautifully finished with a blend of painted walls and exposed brickwork, creating a stylish and contemporary feel. The ground floor also benefits from a convenient WC.

Heading upstairs, you are met by a beautifully appointed contemporary bathroom, featuring both a separate shower cubicle and a full-sized bath, together with a stylish Bluetooth-enabled mirror. The first floor also offers two bright and welcoming bedrooms, including a generously sized principal double bedroom that provides ample space for furnishings and storage.

From the kitchen, elegant double doors open onto the rear garden, which has been thoughtfully designed with a combination of patio and lawn areas, providing the perfect space for both relaxing and entertaining. Thanks to its generous length, the garden enjoys plenty of sunshine throughout the day, creating a bright and inviting outdoor retreat.

The property is available long term and is offered as unfurnished.

The property's construction is brick and tile.

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

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

To be able to rent this property you must be able to prove a minimum of £48,000 per year. Please note: Passing the affordability calculation does not guarantee acceptance. All applications are subject to satisfactory references, credit checks, and consideration of any existing financial commitments, loans, or repayment obligations, as well as landlord approval.

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:
https://spencersproperty.co.uk/letting-spencers/

ADDITIONAL INFORMATION

Council Tax Band: D
Furnishing Type: Unfurnished
Security Deposit: £1,846
Available From: 2nd October 2026

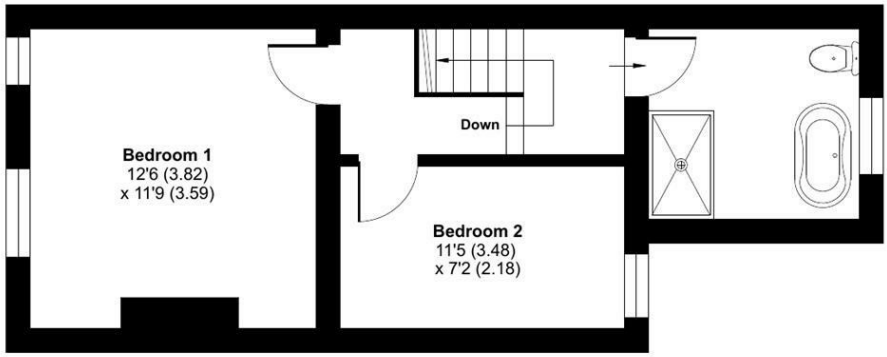




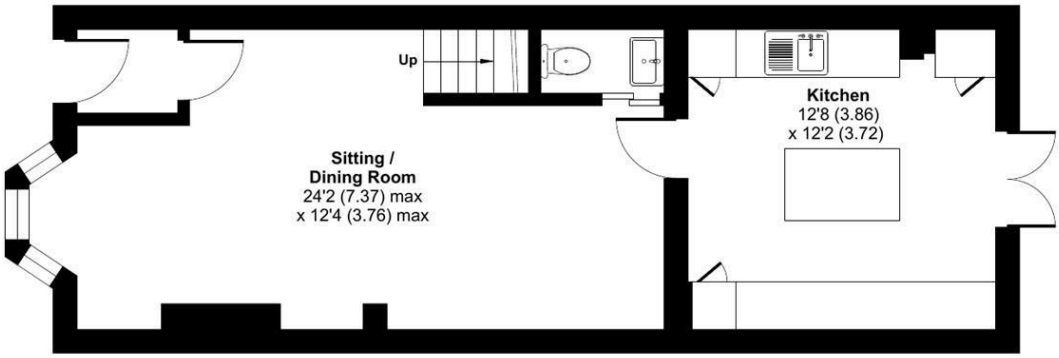
36 Western Road, Lymington, SO41 9HL

Approximate Area = 852 sq ft / 79.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1445962



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	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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