



SPENCERS
LETTINGS



50 Dorchester House Hillcroft Close
Lymington

£1,300 PCM

A well presented two bedroom first floor apartment with duel balconies. This property is located within moments of Lymington High Street and within easy distance of the train station. Holding deposit: £300 Security deposit: £1500 Council tax band: D



• Great Location • Balcony • First Floor • Allocated Parking Space • Moments from High Street • Long term

On entering the property the hallway leads through to all principal rooms.

The living room is spacious with dual balconies offering space for small outdoor table and chair. The kitchen comes off the living room and is well equipped with plenty of work and cupboard space, fridge freezer, oven and hob.

There are two bedrooms. The master bedroom enjoys an ensuite shower room. There is an additional family bathroom consisting of WC, hand basin and bath with shower.

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

To be able to rent this property you must be able to prove a minimum net annual income of £19,500. 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.

ADDITIONAL INFORMATION

Council Tax Band: D

Furnishing Type: Unfurnished

Security Deposit: £1,500

Available From: 29th June 2026



First Floor

Approx. 62.2 sq. metres (669.4 sq. feet)

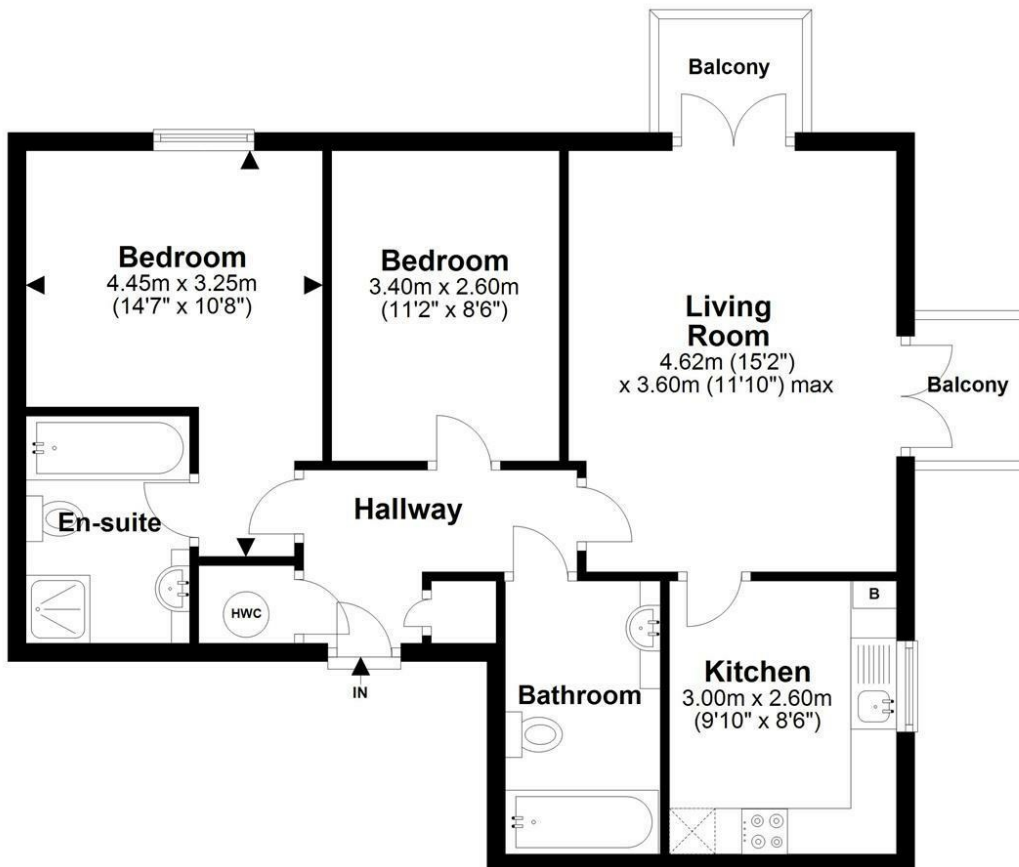
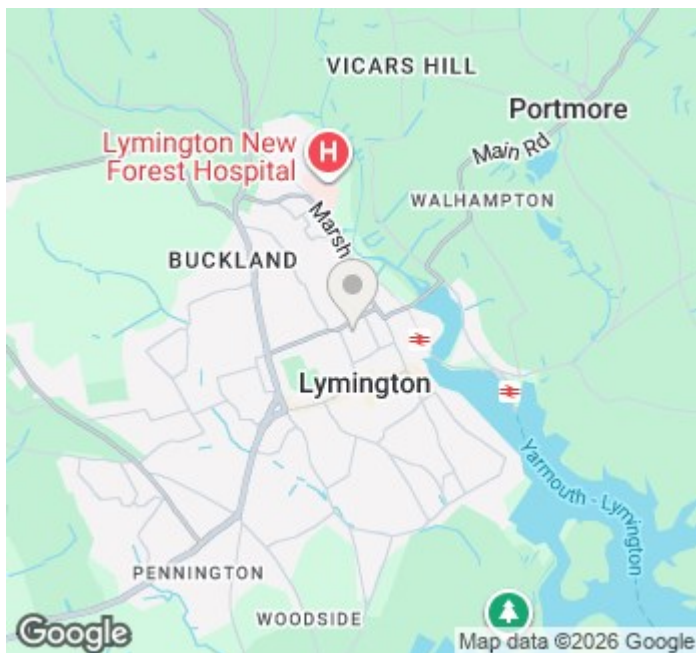


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(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.



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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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