



## 3 Ostlers Yard High Street Lymington

£1,985 PCM

A stunning and contemporary three bedroom property located moments from Lymington High Street. Completed to a high standard this property benefits from enclosed courtyard garden and off road parking for one car with electric charging point. Holding Deposit: £458 Security Deposit: £2290 Council Tax Band: D. To pass referencing you will need to prove an annual income of £59550.





- Great Location • 1 Parking Space • Courtyard Garden • Modern • Open Plan Living • No Pets • Rent includes Wifi and Sky

On entering the property the good sized entrance porch leads through to the downstairs living area, cloakroom with WC and stairs.

The open plan living, dining and kitchen area is fantastically presented with bifold doors opening to the rear garden. The kitchen is modern and well equipped with integrated appliances, oven hob, wine cooler and breakfast bar. The room is spacious and lovely a light all the way through.

On the first floor there are two double bedrooms, one with a double bed and twin beds. The family bathroom is modern and benefits with WC, wash basin, shower over the bath.

To the second floor is the master bedroom which enjoys dual aspect with sea glimpses, built in wardrobes and ensuite shower room.

Outside the courtyard garden is easily maintainable with raised borders. There is one allocated parking space with electric charging point.

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

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 pass referencing you will need to prove an annual income of £59550.

#### ADDITIONAL INFORMATION

Council tax band: D Furnishing Type: Unfurnished Security Deposit: £2,290 Available From: 2nd February 2026



Floor Plan

Approx Gross Internal Area  
122.0 sqm / 1313.0 sqft

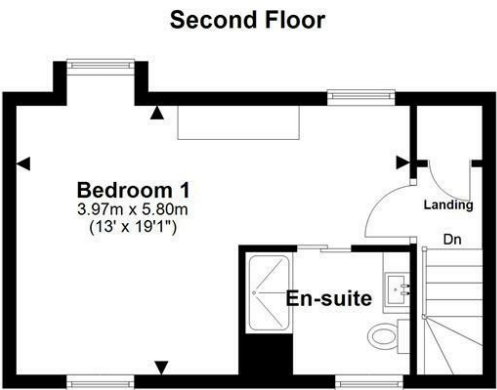
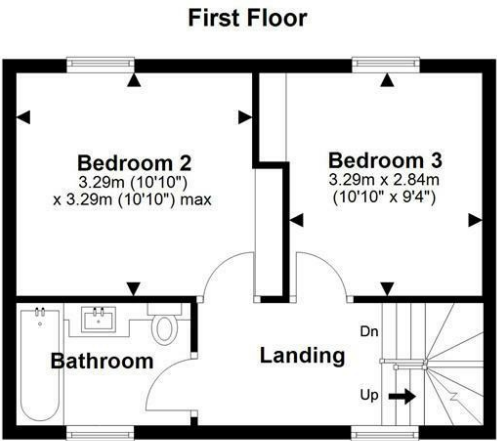
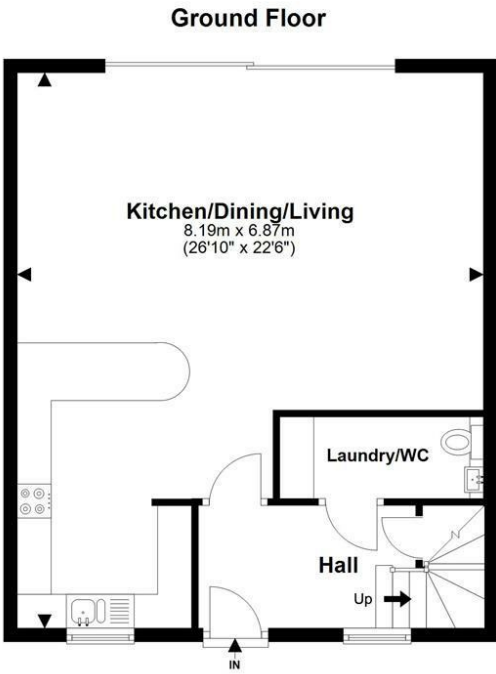


Illustration for identification purposes only; measurements are approximate, not to scale. [www.fpusketch.co.uk](http://www.fpusketch.co.uk)  
Plan produced using PlanUp.



Energy Efficiency Rating

|                                             | Current      | Potential |
|---------------------------------------------|--------------|-----------|
| Very energy efficient - lower running costs |              |           |
| (92 plus) A                                 |              | 94        |
| (81-91) B                                   | 86           |           |
| (69-80) C                                   |              |           |
| (55-68) D                                   |              |           |
| (39-54) E                                   |              |           |
| (21-38) F                                   |              |           |
| (1-20) G                                    |              |           |
| Not energy efficient - higher running costs |              |           |
| England & Wales                             | EU Directive |           |

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.

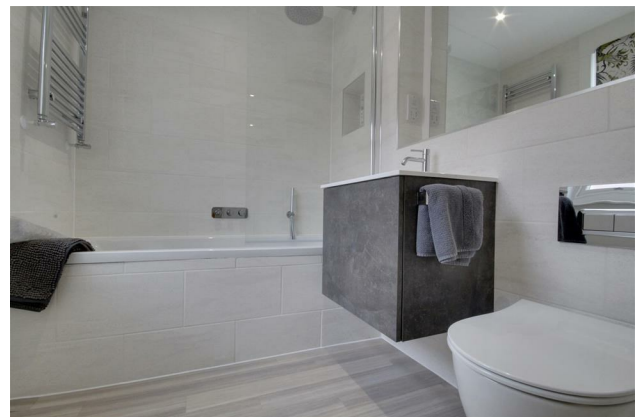


# SPENCERS

LETTINGS

## ABOUT US

Spencers' lettings office offers a dedicated, specialist lettings service with every aspect managed in-house, from maintenance to property inspections. The team undergo regular training to keep on top of continually changing legislation and are frequently praised by landlords and tenants for their friendly professionalism, thoroughness and reliability. The office works closely with Spencers' estate agency offices and broadly covers the New Forest area including Lymington and Lyndhurst, Romsey and Totten, Beaulieu, Ringwood, Brockenhurst, Burley and the Christchurch area including Highcliffe and Barton on Sea.



## CONTACT US

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