



**43 Middle Road, Lymington, Hampshire. SO41 9HE**

**£1,400 Per Calendar Month**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
01425 625 500





## **43 Middle Road, Lymington, Hampshire. SO41 9HE**

## **£1,400 Per Calendar Month**

A charming unfurnished two bedroom two reception room mid terrace house to rent situated in a sought after area within easy reach of Lymington town centre, railway station, schools etc. Available early to mid March 2026.



## **ENTRANCE PORCH**

0.99m x 1.04m

Wrought iron gate provides access to block paved path in turn leading to UPVC double glazed door with outside wall lantern providing access to Entrance Porch. Wall light, tiled flooring, access to electric meter and safety trip consumer unit and double glazed door provides access to:

## **SITTING ROOM**

3.52m x 3.59m

Double glazed sash window to front aspect, smooth finished ceiling, ceiling light point. Wood burning stove, two picture lights either side of chimney breast, TV aerial point, power points, double panelled radiator, square opening provides access to:

## **DINING ROOM**

3.55m x 3.65m

Smooth finished ceiling, ceiling light point, sash window to rear providing natural light into dining area. Decorative chimney breast, radiator, power points, half turn staircase to first floor landing, Worcester central heating thermostat, smoke alarm, ceiling light point. Intruder Alarm.

## **KITCHEN**

3.48m x 2.68m

Smooth finished ceiling, numerous LED downlights, opaque double glazed window facing side aspect. Double glazed door with clear glass facing rear aspect. Range of eye level and floor mounted cream fronted Shaker style kitchen units with wood block effect roll top work surfaces. Stainless steel sink with single drainer with space and plumbing for automatic washing machine. Under counter fridge, fitted fan assisted oven and grill, filter hood above, tiled splash backs, access to loft.

## **SHOWER ROOM**

2.11m x 2.04m

Smooth finished ceiling, ceiling light, opaque UPVC double glazed window facing side aspect. Corner shower cubicle with shower mixer with adjustable shower attachment. Wash hand basin with monobloc mixer tap, low level WC with push button waste, fully tiled walls, Vinyl cushioned flooring, storage cupboard with Worcester Boiler, heated ladder style towel rail, ceiling extractor.

## **FIRST FLOOR LANDING**

3.57m x 0.87m

Smooth finished ceiling, ceiling light point, door provides access to:

## **BEDROOM ONE**

3.55m x 2.89m

Smooth finished ceiling, ceiling light point. Attractive double glazed sash window facing street scene. Range of fitted wardrobes flanking one wall, power points, double panelled radiator with independent thermostat.

## **BATHROOM**

3.56m x 1.78m

White suite comprising panelled enclosed bath with mixer taps and hand rails. Wash hand basin with hot and cold mixer tap with tiled splash back, mirror, strip light and shaver socket above. Low level WC with flush, UPVC double glazed window facing rear aspect.

## **BEDROOM TWO/LOFT ROOM**

Accessed via staircase from first floor landing. Lovely light and airy bedroom with Velux windows facing front and dormer window facing rear overlooking the garden. Double panelled radiator with independent thermostat, wall light point, power points.

## **REAR GARDEN**

Accessed via a footpath but can be seen from the first floor accommodation. Garden is laid to lawn and benefits from a lovely Southerly aspect with shrub borders. Garden shed. Rotary clothes line.

## **VIEWING ARRANGEMENTS**

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500 We offer accompanied viewings seven days a week.

## **DIRECTIONAL NOTE**

From our Office in Old Milton Road follow the road signs for Lymington and on reaching Waitrose on the left next left then right then left.

## **WEB SITE**

Visit our new improved website at [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk)

## **PLEASE NOTE..**

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

## **DEPOSIT - DPS**

All deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website [www.depositprotection.com](http://www.depositprotection.com)

The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme.

Complaints Procedure

Toss Nicholas & Company is a member of The Property Ombudsman. The Property Ombudsman (TPO) provides an impartial and independent service for resolving disputes. Further information can be found on their website [www.tpos.co.uk](http://www.tpos.co.uk)

## TENURE

The resale tenure for this property is

## EPC RATING

The EPC rating for this property is D55



TOTAL FLOOR AREA : 915 sq.ft. (85.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.