



Flat 1 The Railings 11 Highfield Road Lymington

£1,200 PCM

A well-presented unfurnished two-bedroom ground floor apartment, situated within a small purpose-built block of just six apartments in the sought-after Highfield Road area of Lymington. Enjoying a quiet residential setting, the property is conveniently located within easy reach of Lymington High Street, the town's marinas, local amenities and transport links, whilst the New Forest National Park is just a short distance away. Perfectly positioned to enjoy all that Lymington has to offer, from its bustling High Street to its picturesque waterfront and surrounding countryside. Holding deposit: £276 Security deposit: £1384 Council tax band: B



- Two double bedrooms • Ground floor apartment • Allocated parking space • Convenient location • Long term let

The accommodation comprises a communal entrance leading to a private front door, an entrance hallway with airing cupboard, and a bright dual-aspect lounge/dining room which opens onto a fitted kitchen. The kitchen is equipped with an electric oven and hob, fridge/freezer, and washing machine.

The principal bedroom benefits from a modern en-suite shower room, while the second double bedroom is served by a separate family bathroom fitted with a white suite.

Further benefits include double glazing and an allocated parking space.

Ideally located, the property is within easy reach of Lymington High Street, offering a wide range of boutique shops, cafés, restaurants and everyday amenities. The town's picturesque marinas, coastal walks and transport links, including rail services to London via Brockenhurst, are also conveniently close by.

The property's construction is brick and tile.

The property has mains gas central heating, 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 eligible to rent this property, as a tenant you must be

able to demonstrate a minimum annual income of £36000. 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: [TENANT-SCALE-OF-CHARGES-2026.pdf](#)

ADDITIONAL INFORMATION

Council Tax Band: B

Furnishing Type: Unfurnished

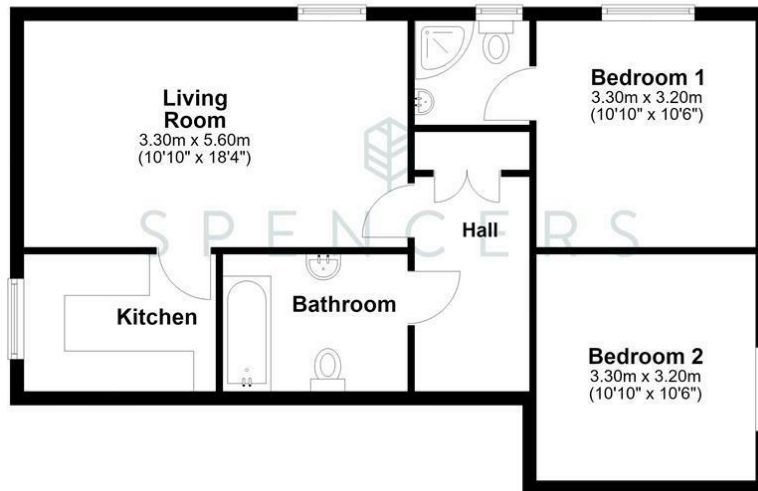
Security Deposit: £1,384

Available From: 5th October 2026



Ground Floor

Approx. 62.5 sq. metres (673.2 sq. feet)



Total area: approx. 62.5 sq. metres (673.2 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientation are approximate. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Plan produced using PlanUp.



Energy Efficiency Rating

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



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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