



## Silverton Cottage East Hill Lymington

£2,200 PCM

Situated in a highly sought-after location on East Hill, this beautifully presented two/ three detached furnished home is within easy walking distance of Lymington High Street, the picturesque Quay and the train station, offering both convenience and nearby coastal charm. Holding deposit: £507 Security deposit: £2538 Council tax band: D





- Beautifully furnished • Bifold doors • Enclosed courtyard • Driveway • Walking distance to High Street

Accessed via a private enclosed courtyard, the front door opens into a welcoming entrance hall. From here there is access to a useful utility room, a contemporary shower room and the staircase leading to the first floor. A door opens into the impressive open-plan sitting, dining and kitchen space, which forms the heart of the home. Bright and spacious, this superb living area benefits from bi-fold doors opening directly onto the courtyard, creating an ideal space for both everyday living and entertaining.

The modern kitchen is well-equipped with an excellent range of cupboards and work surfaces, complemented by a breakfast bar for casual dining. Adjoining the kitchen is a versatile snug, which could equally serve as a third bedroom, home office or additional reception room. A separate cloakroom, with external access, completes the ground floor accommodation.

On the first floor, a landing leads to two generously proportioned bedrooms, both capable of accommodating double beds. The family bathroom is fitted with a bath, wash hand basin and WC.

Outside, the property enjoys a delightful enclosed courtyard garden, providing a private and low-maintenance outdoor space. Further benefits include off-road parking for two vehicles and a useful storage shed.

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 of £66,000 annually. 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

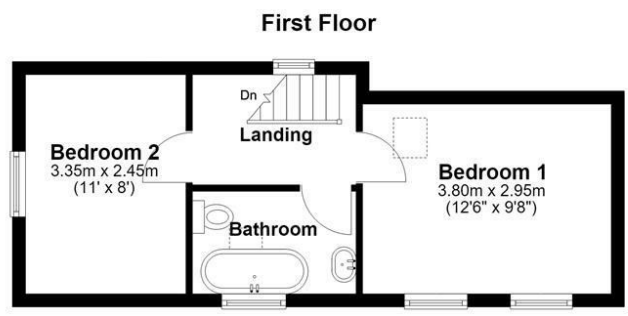
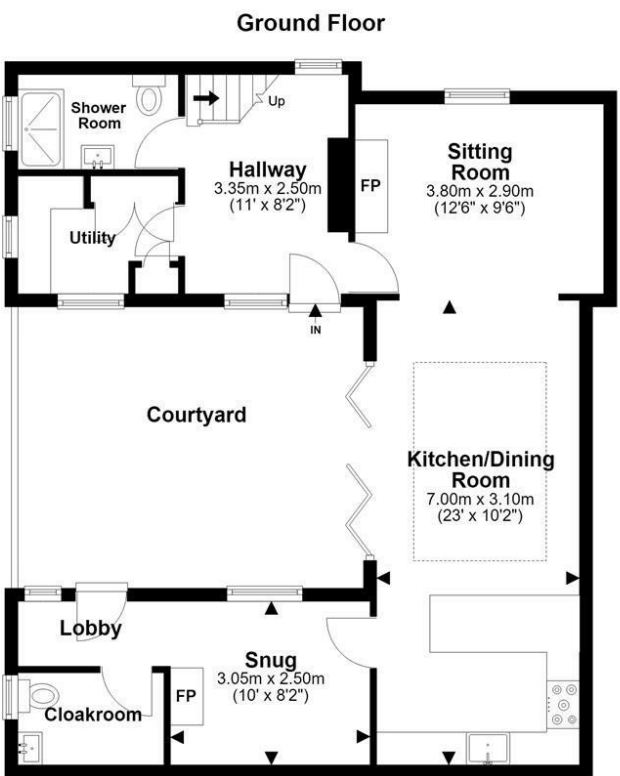
Council Tax Band: D

Furnishing Type: Furnished

Security Deposit: £2,538

Available From: 9th August 2026





FLOOR PLAN

Approx Gross Internal Area  
92.4 sqm / 994.1 sqft

Illustration for identification purposes only; measurements are approximate, not to scale. www.fp sketch.co.uk  
Plan produced using PlanUp.



Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 81        |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 56      |           |
| (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.

Please contact us on the below:

Lymington 01590 624814

Romsey 01794 331433

Wimborne: 01202 842248

[lettings@spencersproperty.co.uk](mailto:lettings@spencersproperty.co.uk)

[www.spencersproperty.com](http://www.spencersproperty.com)

