



2 Bridge Farm House Lyndhurst Road
Brockenhurst

£1,425 PCM

A charming grade II listed two bedroom semi detached cottage with off road parking and garden. The property is walking distance to Brockenhurst Village, mainline train station and open forest. Council tax band: E Holding Fee: £328 Security Deposit: £1644.



• Characterful • Village Location • Garden • Available long Term • Popular location

On entering the property entrance hall leads into the kitchen with plentiful work and cupboard space and oven with hob. Hallway leads through to two spacious reception rooms, one with log burner.

Upstairs there are two double bedrooms with feature fireplace. The family bathroom is modern with wash hand basin, WC and shower over the bath.

Outside the garden is mostly laid to lawn, there is off road parking for two vehicles.

Long term let.

In order to secure this property, you will need to pay to Spencers a one week holding fee of £300.

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

The property has the following restrictions/rights that a tenant must be aware of: The tenant has access to the driveway via 1 Bridge Farm House's driveway.

This property is located on a flood plain. This property has not flooded in the last 5 years.

ADDITIONAL INFORMATION

Council Tax Band: E

Furnishing Type: Unfurnished

Security Deposit: £1,644

Available From: 27th May 2025



Floor Plan

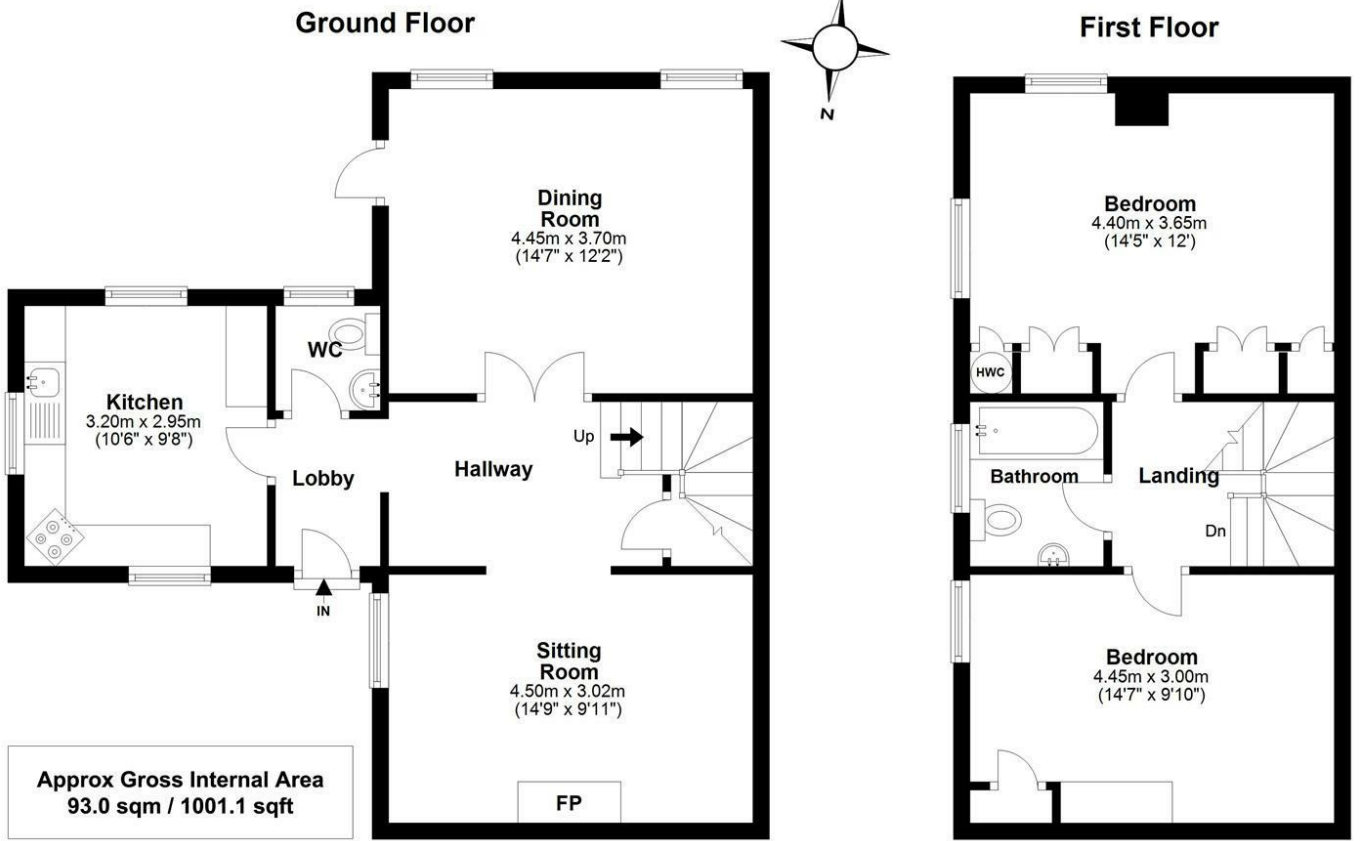


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 45 | |
| (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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