



SPENCERS  
LETTINGS



46A St. Thomas Street  
Lymington

£1,600 Per month

A well-presented and characterful split-level 2 bedroom apartment, ideally situated in the heart of Lymington, offering generous living accommodation, office space and the rare benefit of a private courtyard garden. The property is located next to and above DHD hairdressers. Holding deposit: £369 Security deposit: £1846 Council tax band: C



- Private ground floor entrance
- Spacious split-level accommodation
- Large sitting room
- Bright dining room
- Two bedrooms plus separate office/dressing room
- Large private courtyard garden
- Central Lymington High Street
- Available for long-term let

The property is accessed via a private ground floor entrance, with stairs leading up to the front door. Inside, the accommodation is arranged over multiple levels and provides a spacious and versatile layout.

The kitchen is well equipped with ample worktop and cupboard space, ideal for everyday living. The bathroom is fitted with a shower over the bath, wash hand basin and WC. A further staircase leads to a landing, from which the main living accommodation unfolds.

The sitting room is particularly spacious and benefits from high ceilings, creating a light and airy feel. The dining room enjoys excellent natural light from two windows, making it a pleasant space for entertaining.

From here, a further staircase leads to the upper level where there are two bedrooms, an additional WC, and a third room which would be ideal as a home office or dressing room. The principal bedroom is of a good size, while the second bedroom fits a double bed.

Externally, the property benefits from a generously sized private courtyard garden with a shed, a rare feature for a property so close to Lymington High Street.

Further benefits include long-term availability. Please note there is no allocated parking, however local parking options are available nearby.

Early viewing is highly recommended to appreciate the space and unique features this property offers.

To be able to rent this property you must be able to prove a minimum net income of £24,000. 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: C

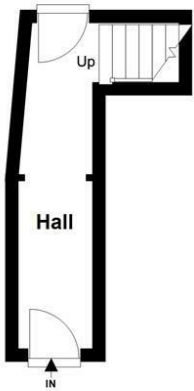
Furnishing Type: Not specified

Security Deposit: £1,846

Available From: 25th May 2026



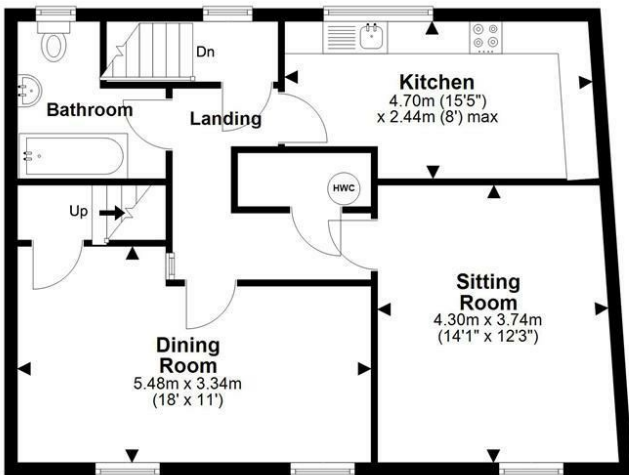
**Ground Floor**



**FLOOR PLAN**

**Approx Gross Internal Area  
116.2 sqm / 1250.3 sqft**

**First Floor**



**Second Floor**

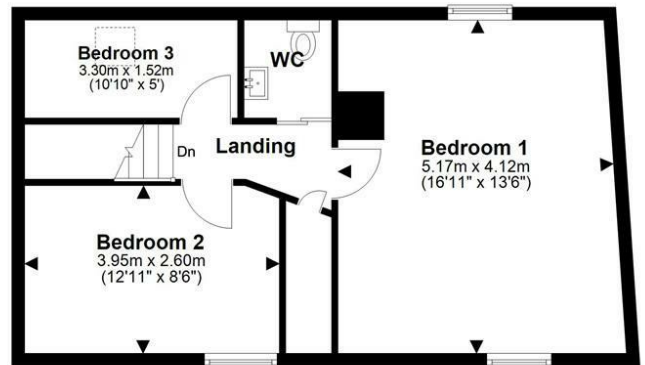


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk  
Plan produced using PlanUp.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



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## 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

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