



SPENCERS
LETTINGS



23 Grafton Gardens
Pennington

£1,600 PCM

A spacious and well-presented three-bedroom mid-terrace home situated in a sought-after cul-de-sac, featuring a single garage and a low-maintenance rear garden. Ideally located within easy reach of reputable local schools and the excellent amenities of Lyminster Town Centre. Holding deposit: £369 Security deposit: £1846 Council tax band: D



- Popular location • Recently repainted throughout • Conservatory • Low maintenance garden • Single garage • Long term let • New carpets • Modern bathroom

Upon entering the property, a welcoming hallway provides access to a cloakroom and understairs storage. Glass doors lead into the bright, south-west facing living room with a generous bay window overlooking the leafy frontage. An archway flows through to the dining area, which opens into the conservatory via sliding doors. The kitchen offers a range of fitted units and worktops, an integrated oven, a fridge-freezer, and a washing machine.

Upstairs, the first-floor landing includes an airing cupboard. The principal bedroom is a light and spacious east-facing room with built-in storage. Bedroom two is of similar size, overlooking the front garden, and also benefits from built-in cupboards. The third bedroom is a single room with views over the rear garden. A modern family bath with shower completes the first-floor accommodation.

Outside, a path leads to the front door via a communal green with mature trees and shrubs. The private rear garden features fenced boundaries, a generous patio, and established planting. A rear gate provides access to the garage located in a nearby block, with additional parking available in front.

The property benefits from close proximity to the charming Georgian market town of Lyminster, known for its boutique shopping, picturesque harbour, and two deep-water marinas. The area is highly regarded for its sailing facilities and its position on the edge of the stunning New

Forest National Park, with convenient access to the nearby village of Lyndhurst and the M27/M3 road links to London. Brockenhurst Railway Station (approx. 5.5 miles) offers direct trains to London Waterloo in around 90 minutes.

The property's construction is brick and tile.

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The property has solar 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.

ADDITIONAL INFORMATION

Council Tax Band: D

Furnishing Type: Unfurnished

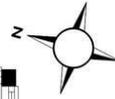
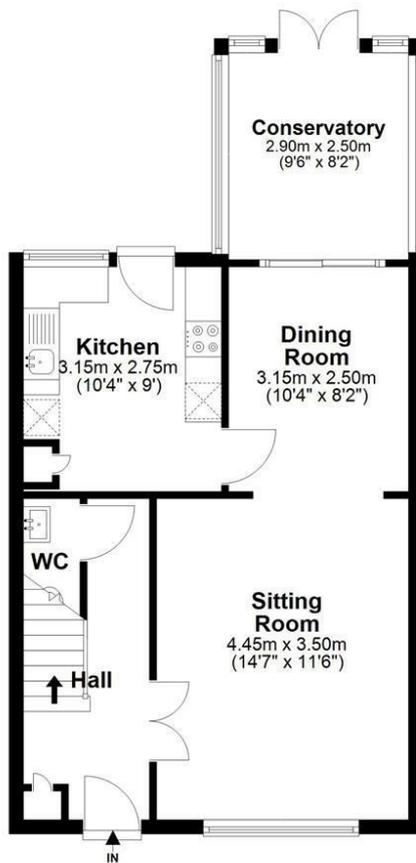
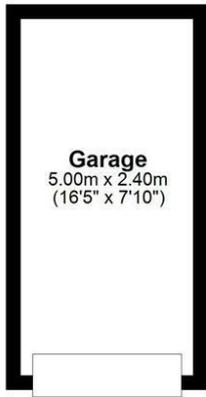
Security Deposit: £1,846

Available From: 17th April 2026

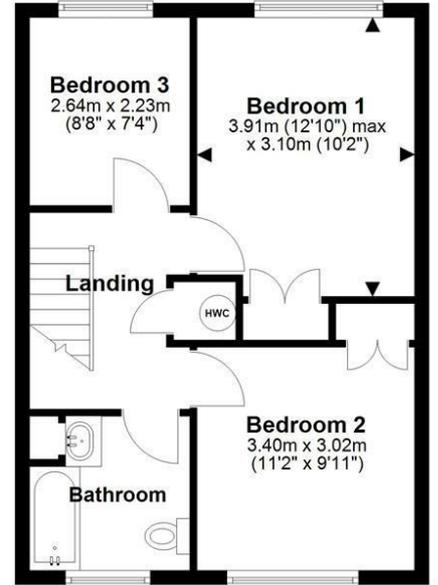


Ground Floor

FLOOR PLAN



First Floor



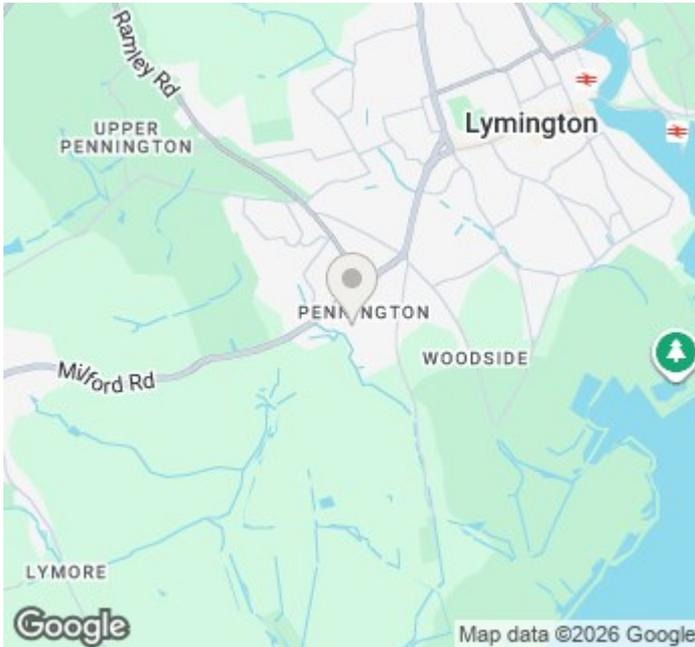
Approx Gross Internal Areas

House: 82.9 sqm / 892.0 sqft
 Conservatory: 7.5 sqm / 80.8 sqft

Garage (not necessarily in correct position/orientation):
 12 sqm / 129.4 sqft

Total Approx Gross Area:
 102.4 sqm / 1102.2 sqft

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) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.



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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.

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