



SPENCERS  
LETTINGS



41b Brookley Road  
Brockenhurst

£1,250 PCM

This beautifully renovated first-floor flat offers modern living in a prime location, right in the heart of Brockenhurst. Situated just steps away from local amenities, charming restaurants, and within walking distance of the mainline train station, this property is perfect for those seeking a warm home with added convenience. Holding fee: £288 Security Deposit: £1442 Council tax band: B To rent this property you must be able to prove an annual income of £37,500.



- Great location • Moments from amenities and restaurants • Easy reach of main Line train station • Renovated throughout • New kitchen • New bathroom • First floor flat • Long term • No parking but local parking available • Access via the rear of Brookley Road

The spacious living room features two sash windows overlooking the bustling High Street, filling the space with natural light. The modern kitchen is equipped with an electric oven, induction hob, integrated dishwasher, and space for a washing machine and fridge freezer.

The master bedroom is generously sized with a sash window at the rear. The second bedroom is a versatile space, ideal for a single bed or a home office, and comes with a built-in wardrobe for extra storage.

The modern bathroom features a walk-in shower, towel radiator, toilet, and hand basin. A convenient storage cupboard is also located in the hallway.

This stunning flat combines historic charm with modern comforts, offering an exceptional rental opportunity in one of the New Forest's most sought-after villages.

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 pass referencing you will need to prove an annual income of £37,500.

#### ADDITIONAL INFORMATION

Council Tax Band: B

Furnishing Type: Unfurnished

Security Deposit: £1,442

Available From: 6th March 2026



# Floor Plan

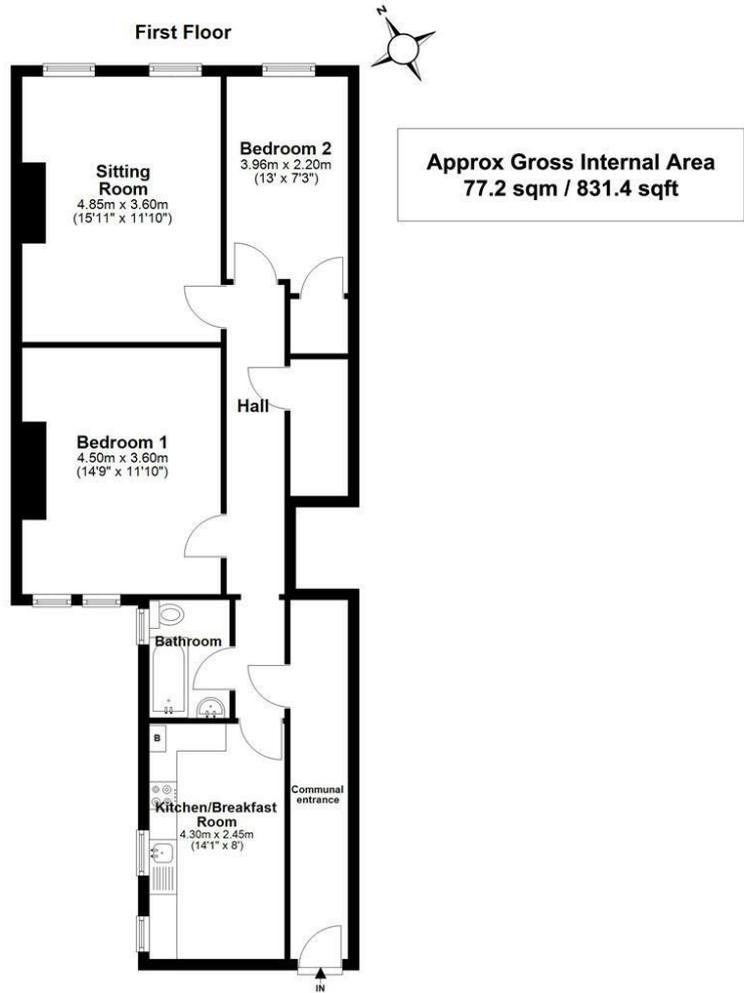


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk  
Plan produced using PlanUp.



## 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>72</b>	<b>75</b>
(55-68) <b>D</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.

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