



Winkworth

for every step...

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2 PINE CRESCENT, HIGHCLIFFE BH23 4LH PRICE £475,000 FREEHOLD

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# Bungalow in fantastic location with lovely garden close to beach.

2 Pine Crescent, Highcliffe BH23 4LH

Price £475,000 Freehold

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## Situation:

The property is situated in a convenient location with local shops close by. Hinton Admiral, a mainline train station, is only a short distance away with a regular service to Bournemouth, Southampton, and London Waterloo.

Within a short walk of the property are some of the area's most beautiful sandy beaches and coastline. The village of Highcliffe offers an array of cafes, restaurants, shops and a supermarket with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

A short journey from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The property is also located within the popular Highcliffe School and Highcliffe St Marks Primary School catchment areas.

## Description:

Bright entrance hall with a generous amount of cupboard storage and a guest cloakroom.

The kitchen is well presented with cream wall and base units, a four-burner gas hob, electric oven, 'Franke' ceramic sink and drainer, space for washing machine, attractive travertine wall tiles and a window overlooking the pretty garden. The back door leads out to the side.

The dining room has an attractive wallpaper feature wall with good quality laminate flooring.

The living room also has an attractive wallpaper feature wall a bay window to the front aspect, laminate flooring and a feature fireplace.

Bedroom one has a range of built-in wardrobes, a picture rail and a window to the rear.

Bedroom two has a range of fitted wardrobes, window to the front aspect and a picture rail.

The bathroom is well fitted with tiled wall and floor and has a good amount of under-sink storage, a window to the side aspect and a good-sized fitted shower cubicle with a Triton wall mounted mixer shower. There's also a ladder towel radiator.

The bright conservatory serves as a superb second living room with French windows leading onto the patio and lovely picture window through which you can enjoy the views of the lovely garden.

Outside there is side-by-side parking for several cars and a low maintenance landscaped front garden area.

There is a single garage with several brick-built sheds behind, ideal for use as workshop or a utility area.

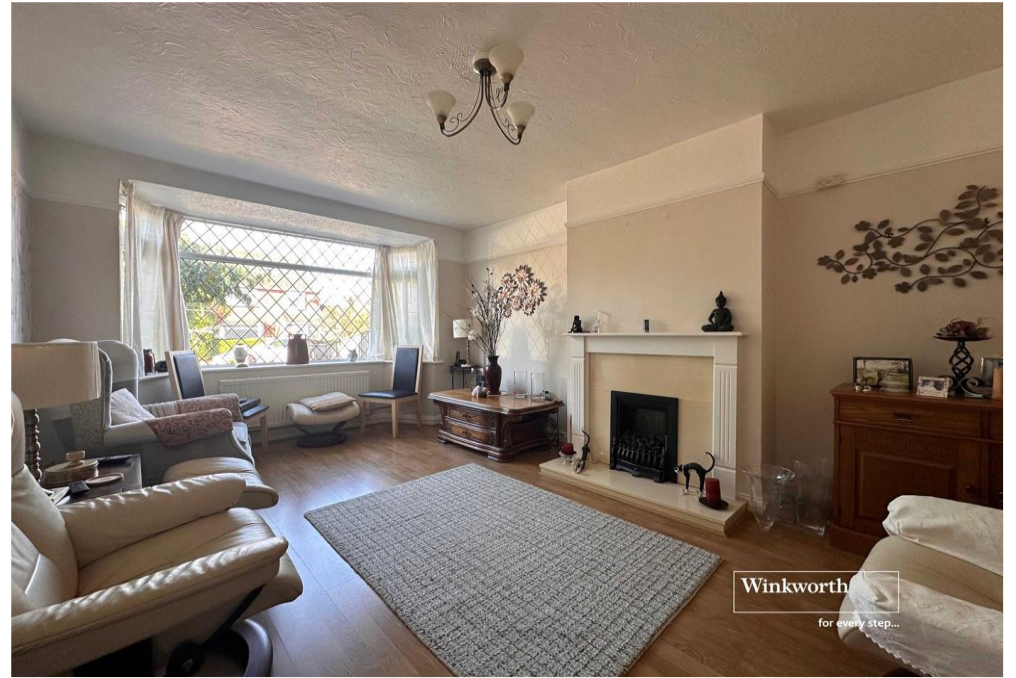
The garden to the rear is an absolute joy with an extensive patio area, a good-sized lawn, mature flower and shrub borders with a selection of very attractive plants and trees. There is also a superb freestanding shed with a proper tiled roof and this could be ideal for gardening purposes or perhaps outdoor entertaining and it has its own patio area next to it.

## Summary:

- Two bedrooms
- Two reception rooms
- Fitted kitchen
- Bathroom
- Conservatory
- Rear garden with patio area
- Off street parking
- Garage
- BCP Council tax band C

## Directions:

From the Highcliffe office turn left and continue on the Lymington Road towards Highcliffe Castle. Turn right onto Castle Avenue and then first left onto Lymington Road. Then take the second right onto Pine Crescent where the property can be located.





Total Area: 98.5 m<sup>2</sup> ... 1061 ft<sup>2</sup> (excluding store, garage)  
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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