



Winkworth

for every step...

3 Pinewood Road, Highcliffe, Dorset, BH23

£600,000 *Freehold*



Situated on a popular road, the property offers a delightful plot with a rear garden in-excess of 100ft, the bungalow is well presented and offers over 1500sqft of accommodation. Offered with no forward chain.

KEY FEATURES

- Well-presented detached bungalow
- Three bedrooms, one with en-suite and walk-in wardrobe
- Fitted kitchen/breakfast room with integrated appliances
- Lounge with patio door to garden
- Conservatory
- Family bathroom
- Large garden measuring over 100ft
- Single garage with electric roller door



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Highcliffe

01425 270 055 | highcliffe@winkworth.co.uk

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DESCRIPTION

Situated on a popular road, the property offers a delightful plot with a rear garden in-excess of 100ft, the accommodation is well presented and offers over 1500sqft.

Approached over a good-sized driveway, the property is entered into the well-proportioned hallway, which has doors leading to all principal rooms and stairs rising to the first floor.

The kitchen/breakfast room is well fitted with a modern handleless kitchen, topped with wooden worksurface, full range of integrated kitchen appliances and doors leading to the conservatory.

The conservatory is a delightful, versatile space as an additional reception area, or dining room enjoying the outlook over the garden,

The lounge features a large picture window and patio door overlooking the garden and a focal open fireplace.

There are two ground floor double bedrooms, and a downstairs family shower room.

Upstairs is the principal bedroom which benefits from an ensuite shower room & walk in wardrobe.

There are two large eave storage areas, accessed from upstairs.

Outside is a large garden measuring over 100ft by 50ft. The garden is mainly laid to lawn, with areas of mature shrubbery, oak tree and flower beds.

Completing the property is the single garage, with electric roller garage door, the property also benefits from an EV charger.





LOCATION

The property is situated in a convenient location with the village of Highcliffe *1.2 miles away which offers an array of cafes, restaurants, shops with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

The beautiful Highcliffe beach and unspoilt coastline is *1.2 miles away, and the New Forest National Park, *3 miles offering some of the country's most stunning countryside interwoven with ancient woodlands.

Hinton Admiral train station, is *0.7 miles providing services along the Weymouth to London line.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/HIG250085>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Council Tax Band: E

EPC rating: C

Services – Mains Gas, Mains Electric, Mains Water & Drainage

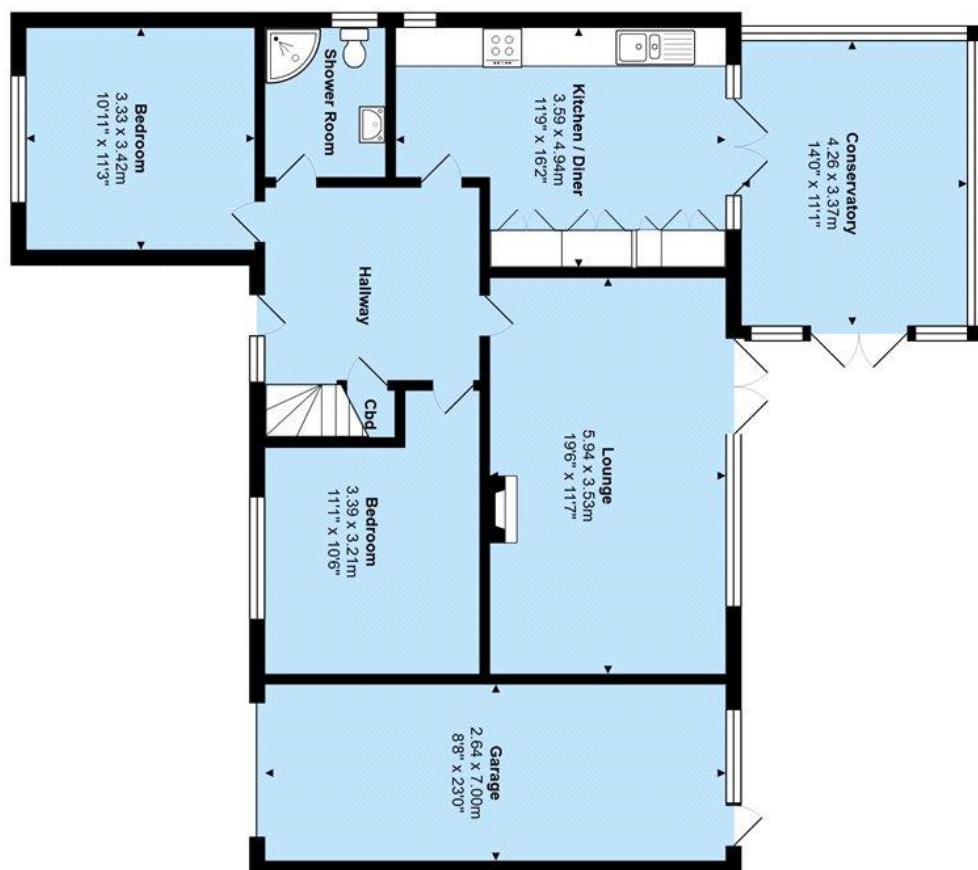
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 5500mbps

Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

* <https://checker.ofcom.org.uk/> used for information regarding service availability



Total Area: 142.9 m² ... 1539 ft²
All measurements are approximate and for display purposes only



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