



IMPORTANT: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Any reference to tenure has been supplied by the seller and is given in good faith, similarly please check council tax banding and maintenance/ground rent figures as these can change. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts to report before proceeding.

TOTAL FLOOR AREA: 1027 sq. ft. (95.4 sq. m.) approx.  
These figures have been taken from the floor plans and are for representational purposes only. They are not intended to be used as a guide to the actual area of the property and should not be relied upon. We make no assertion as to their accuracy or whether they are correct.



GROUND FLOOR (95.4 sq.m.) approx.  
1027 sq.ft.



4 Pine Close, New Milton, BH25 7NZ  
Price £784,000

## 4 Pine Close, New Milton, BH25 7NZ

- Detached Bungalow
- Three Bedrooms
- Newly Refurbished
- Superb Kitchen
- Bathroom & Ensuite
- 19' Living Room
- South Facing Garden
- Cul-De-Sac Location
- EPC: C
- Current Council Tax Band: D



### SUPERB REFURBISHED BUNGALOW!

Situated in this pleasant location and within walking distance of Barton sea front, we are pleased to offer this superbly presented three double bedroom, two bathroom detached bungalow which also has a lovely living room with log burner and a large recently newly fitted kitchen. Southerly garden with impressive summer house.

Accommodation: There is a lovely living room AGA log burner, a large and recently fitted kitchen/dining room that is well appointed and has bi-folds overlooking the rear garden. There are three double bedrooms and two shower rooms one of which is an ensuite.

Outside: There is plenty of parking to the front and side and an approx south facing rear garden with summer house/potential home office (15'8" x 9'2").

EPC: C, Current Council Tax Band: D, Tenure: Freehold

**PETTENGELLS**  
ESTATE AGENTS