

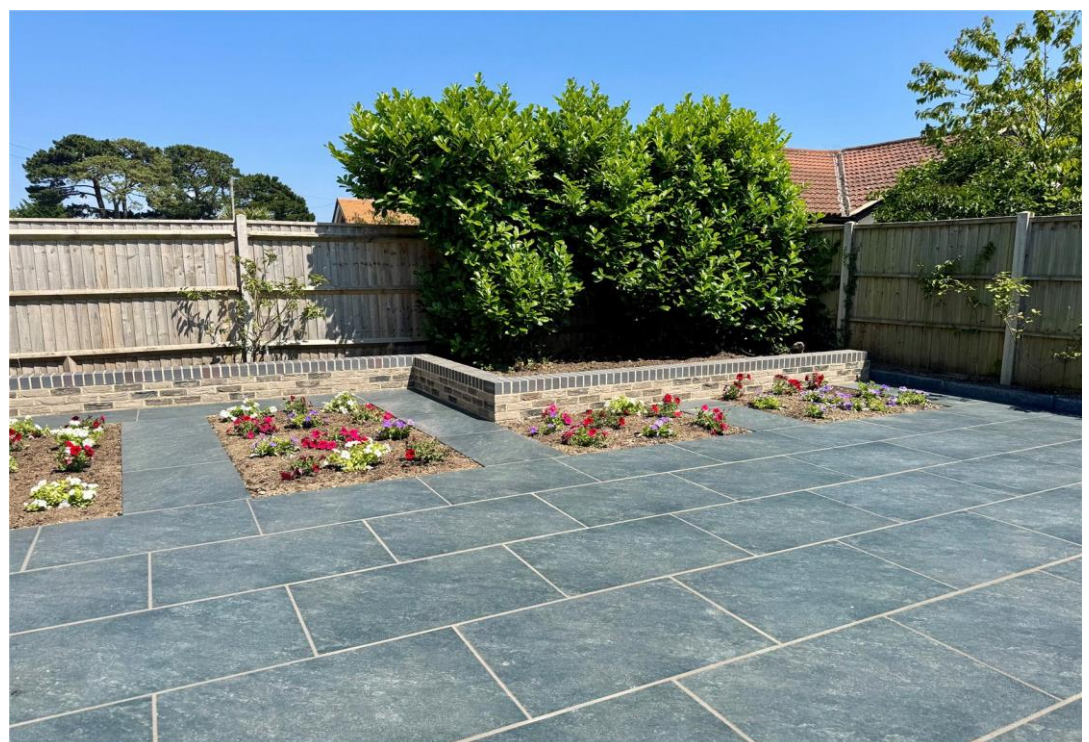
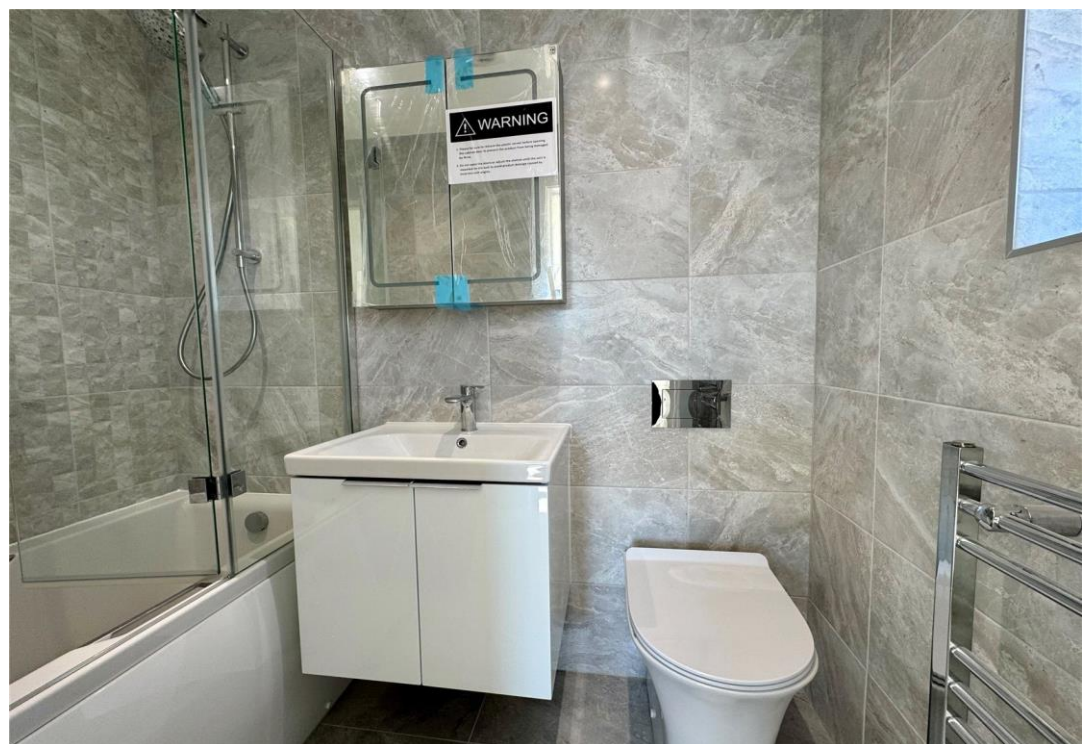


**PETTENGELLS**  
ESTATE AGENTS

Seagrass, Moat Lane, Barton On Sea, Hampshire, BH25 7JG  
**Asking Price £635,000**

## Seagrass, Moat Lane, Barton On Sea, Hampshire, BH25 7JG

- Brand new detached bungalow
- Two bedrooms plus large study
- Select and quiet location
- Well appointed kitchen
- Bathroom and ensuite
- Gas boiler, underfloor heating
- Extensive driveway, landscaped gardens
- Close to shops, walking distance to beach
- 10 year new build warranty/insurance
- EPC 'A' rating, solar panels







SPLENDID INDIVIDUAL BRAND NEW BUNGALOW, WHICH HAS JUST BEEN FINISHED AND VIEWING IS HIGHLY RECOMMENDED. GREAT LOCATION, JUST A SHORT WALK FROM THE LOCAL SHOPS AND AMENITIES, BUT ALSO WITHIN WALKING DISTANCE OF BARTON SEAFRONT. EPC 'A' PLUS SOLAR PANELS SO VERY INEXPENSIVE TO HEAT VIA TRADITIONAL GAS BOILER.

Accommodation: The entrance hall has a cupboard which houses the gas boiler and washing machine, and leads into a superb and well-appointed kitchen, with integrated appliances comprising fridge/freezer, oven, hob, hood and dishwasher. The open plan design then leads into a lovely living/dining room with doors and full-height windows to the rear garden. There are two double bedrooms with the main one overlooking the garden, and an ensuite. There is a study bedroom and a family bathroom.

Outside: Seagrass is approached via Southern Lane left into Moat Lane, where this property is on the right-hand side, its driveway gives lots of off-road parking. The garden is mainly paved for ease of maintenance.

EPC: A, Council tax band: D, Tenure: Freehold, approx floor area 885 sq ft

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**VERY IMPORTANT, PLEASE READ:** 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. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.



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