



**PETTENGELLS**  
ESTATE AGENTS

Seagrass, Moat Lane, Barton On Sea, Hampshire, BH25 7JG  
**Asking Price £575,000**

## 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





**A Light-Filled Contemporary Retreat Moments from the Barton Clifftops**  
 Tucked away in a peaceful cul-de-sac just a gentle walk from the Barton-on-Sea clifftops, Seagrass offers the best of coastal living without the exposure to the elements. Architecturally designed to maximise light, space and ease of living, this brand-new single-storey home is perfect for downsizers seeking style or anyone dreaming of turnkey, low-maintenance living near the sea.  
 From the moment you arrive, the contemporary design, soft landscaping and generous driveway (with room for at least three cars) set the tone for the lifestyle that awaits in one of the area's most sought-after spots.  
**Inside is Bright, Airy & Beautifully Appointed.**  
 Step into a home where natural light takes centre stage. The open-plan kitchen, dining and living space enjoys triple-aspect windows and floor-to-ceiling French doors that open onto the private garden – perfect for making the most of summer evenings. A semi-vaulted ceiling adds volume and architectural interest, while the kitchen is fully fitted with integrated appliances, offering seamless, modern functionality.  
 There are two double bedrooms, including a principal suite with en-suite bathroom, ideal for peaceful everyday luxury. A third room at the front of the home serves as a versatile study or small bedroom – flexible to your stage of life.  
 A beautifully designed family shower room with walk-in rainfall shower completes the interior, with stylish finishes and thoughtful touches throughout.

**Outside is Private & Low-Maintenance.**  
 The garden has been professionally landscaped with porcelain tiles and feature flower beds giving bursts of colour from purposeful planting – creating a tranquil, private space without the maintenance of a large lawn. Whether you're dining al fresco, enjoying an afternoon with a book, or simply admiring the light as it shifts across the day, this garden is the perfect outdoor sanctuary.  
**Practical & Energy Efficient 'EPC rating A'**  
 Seagrass doesn't just look the part – it's built for efficient modern living. Solar panels help keep energy bills low and generate an income, while modern insulation and underfloor heating ensure year-round comfort.  
 With no onward chain, this is a home that's ready when you are.  
**Why Seagrass?**  
 It's rare to find a home that feels this new, this private and this close to the coast. Whether you're downsizing without compromise, looking for a stylish base near the sea, or simply want to live in a property that works beautifully in every season of life, Seagrass is an unmissable opportunity.

- A Lifestyle to Love – Location Highlights**
- Just 0.2 miles to the Old Milton shops and cafés
  - Under 1 mile to Barton-on-Sea beach and cliff-top walks
  - Close to popular Barton-on-Sea Golf Club
  - Close to Durlston Court Prep School
  - Easy reach of New Milton town centre and mainline station (London Waterloo in approx. 2 hours)

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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. 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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