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SEAGRASS, MOAT LANE, BARTON-ON-SEA BH25 7JG PRICE: £575,000 **FREEHOLD**

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Architecturally designed new build bungalow, offered with No Forward Chain.

Seagrass, Moat Lane, Barton-on-Sea BH25 7JG

Price: £575,000 Freehold

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Situation:

Barton-on-Sea is situated in a beautiful location, in Hampshire, right next to the Dorset border. The immediate vicinity gives access to the stunning coastline overlooking Christchurch Bay. Also, within easy reach by car is The New Forest National Park, with over 50 square miles of unspoilt ancient woodland including places to visit such as Beaulieu, Buckler's Hard and Exbury Gardens. Ferries to The Isle of Wight are available from Lymington and to the west lies the beautiful Isle of Purbeck with the (UNESCO world heritage) Jurassic Coast and Poole harbour which embraces RSPB Arne (The base of BBC Springwatch).

As well as the incredible natural advantages of living in Barton, the practical reasons are also abundant with an array of easily accessible local amenities, shopping and transport facilities. New Milton Train station is * 2m / 7 mins by car, giving fast rail access to London Waterloo in circa 1 hour and 40 mins. New Milton has an excellent range of shops, cafes and supermarkets, including an M&S and a department store (Bradbeers). Also, there are excellent local airports (Bournemouth and Southampton) and ferry services to Jersey from Poole. Barton-on-Sea golf course is *1.9m / 6 mins by car and nearby restaurants include The Cliff House, Pebble Beach and the world Renowned Chewton Glen. Finally, water sports fans can enjoy an abundance of locations on the coast between Lymington and Poole. (Source *Google Maps

Description:

Seagrass is a one off architecturally designed new build bungalow offering modern accommodation, superb energy efficiency and an attractive landscaped garden. Offered with No Forward Chain.

Located in this superb location, Moat Lane is a quiet cul-de-sac located only 0.2 miles to The Old Milton Parade of Shops and under a mile to Barton-on-Sea cliff top with its stunning coastal walks, and beach access.

The open plan kitchen/living room is the hub of the property with its semi vaulted ceiling and French doors leading to the garden.

The kitchen has been well designed with integrated cooking appliances, fridge freezer and dishwasher.

There are two double bedrooms with the principal bedroom benefiting from an en-suite bathroom. There is further room which can be used as an office or a third bedroom.

The family shower room has been beautifully fitted with a large walk-in shower cubicle with rainfall shower.

The garden has been landscaped with porcelain tiles, with a raised beds and planting.

The property features solar panels helping to keep the running costs at a minimum and provide an income.

Agent Notes:

Please note that some photos have had furniture added via computer generated software and is for illustration purposes only.

Summary:

- Architecturally designed new build bungalow
- Two double bedrooms one with en-suite bathroom
- Open plan kitchen/living room with French doors to the garden
- Family shower room
- Office
- Landscaped garden with porcelain tiles and raised flower bed
- Driveway
- Solar Panels
- No Forward Chain

Useful Information

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

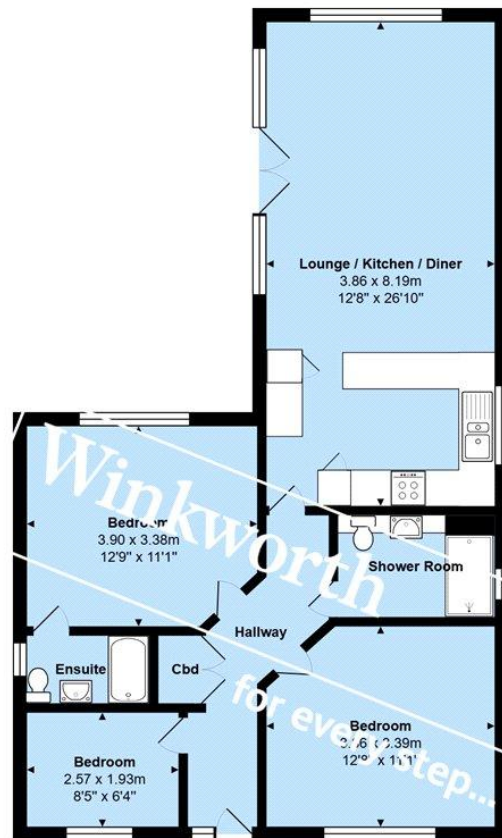
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 300mbps

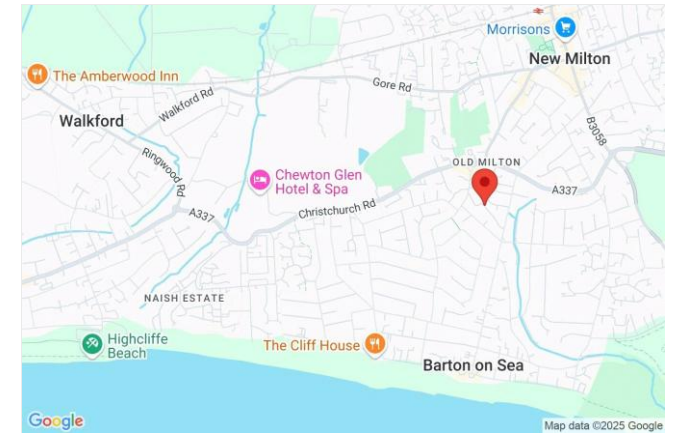
Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

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





Total Area: 80.1 m² ... 862 ft²
 All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A	98 A	98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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