

2 Moat Lane, Barton on Sea, BH25 7JG £625,000

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BOSCH
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2 Moat Lane
Barton on Sea
New Milton
Hampshire
BH25 7JG

This fantastic two double bedroom bungalow, built approximately 24 years ago, is situated in a quiet and peaceful lane, yet within easy reach of the local shops and Barton on Sea clifftop and beach. The property is presented in lovely condition throughout, with features including a triple aspect sitting room, a modern kitchen/breakfast room, a recently refitted shower room, and a sunny south westerly facing rear garden.

- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Shower Room
- Driveway
- Garage
- South West Facing Garden





The Property

Entrance hall with timber effect flooring, a hatch to the loft space, Hive central heating controls, and a storage cupboard.

The kitchen is fitted with a lovely range of cream shaker style wall and base units, a contrasting timber effect worktop, a sink with a mixer tap over and drainer, a tiled splashback, and space and plumbing for an American style fridge/freezer. Integrated Bosch appliances include a washing machine, a dishwasher, an eye level double oven, a microwave, and an induction hob with an extractor fan over. Further features include tiled flooring and a UPVC double glazed door leading onto the rear garden and into the garage.

An archway leads through to the sitting room, which enjoys a bright triple aspect, a feature bay window to the front, a continuation of the timber effect flooring, a working wood burning stove, and a TV aerial point.

There are two lovely double bedrooms, both benefiting from built-in storage and enjoying views over the rear garden.

The shower room has recently been refitted with a modern white suite comprising a WC, a wash basin with a mixer tap over and storage beneath, a walk-in double shower with thermostatically controlled shower attachments, a large glass shower screen, a chrome heated towel rail, and a mirrored medicine cabinet with built-in lighting.

















Gardens & Grounds

To the front of the property is a block paviour driveway, providing access to the single garage, which has an electric up and over door, power, and light. The remainder of the front garden is laid to lawn, with mature and colourful borders.

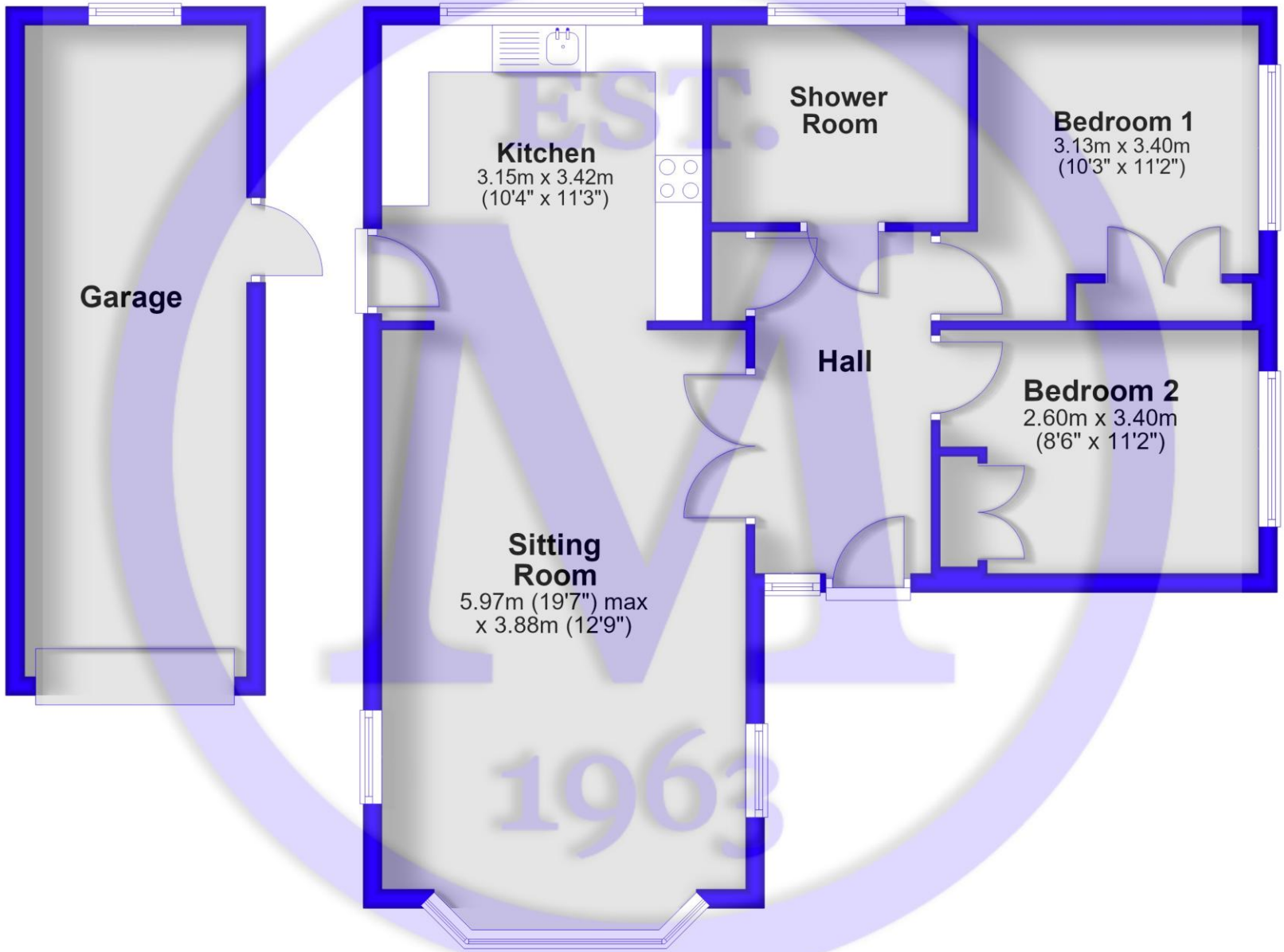
The rear garden enjoys a sunny south westerly aspect and is surrounded by high level fencing, making it extremely private and secluded. Features include a raised patio area, raised beds, a further patio area, and a rear timber gate providing access, with the remainder of the garden laid to lawn.

Services

- Mains gas, electricity, drainage and water
- Council Tax Band: D
- Energy Performance Rating: To be confirmed

Floor Plan

Approx. 84.8 sq. metres (912.3 sq. feet)



Total area: approx. 84.8 sq. metres (912.3 sq. feet)

Situation

Barton on Sea is a popular coastal village on Hampshire's south coast, known for its clifftop views across Christchurch Bay towards the Isle of Wight. With miles of scenic coastal walks and the New Forest National Park close by, it's an ideal location for anyone who enjoys spending time outdoors. Nearby New Milton provides a mainline railway station with direct services to London Waterloo, while a good choice of state and independent schools serves the area. Residents can also enjoy local favourites including the award-winning Pebble Beach restaurant, the renowned Chewton Glen Hotel and a 27-hole links-style golf course. Combining coastal beauty with excellent amenities, Barton on Sea is a wonderful place to call home.







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