



## BARNES LANE, £800,000 FREEHOLD

THIS CHARMING THREE-BEDROOM DETACHED BUNGALOW, LOCATED ON THE DESIRABLE BARNES LANE NEAR THE PICTURESQUE VILLAGE OF MILFORD ON SEA, OFFERS A RARE OPPORTUNITY FOR BUYERS SEEKING BOTH TRANQUILITY AND POTENTIAL. SET ON A SUBSTANTIAL PLOT WITH EXPANSIVE GARDENS, THE PROPERTY PROVIDES AMPLE SPACE FOR OUTDOOR ENJOYMENT AND FUTURE DEVELOPMENT. WITH PLENTY OF SCOPE TO EXTEND, REFURBISH, OR FULLY RENOVATE, THIS BUNGALOW INVITES YOU TO CREATE YOUR DREAM HOME IN A SOUGHT-AFTER COASTAL LOCATION. ITS FANTASTIC POSITION, CLOSE TO LOCAL AMENITIES AND SCENIC SURROUNDINGS, MAKES IT AN IDEAL INVESTMENT FOR THOSE LOOKING TO MAXIMIZE BOTH LIFESTYLE AND VALUE.



for every step...

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**Approach:**

Covered entrance porch with part wooden and obscure glazed front door and matching side screen to both sides, providing access to the:

**Entrance Porch:**

Wooden flooring, a ceiling light point. A part wooden and single glazed door giving access to:

**Entrance Hallway:**

Wooden flooring, a single radiator and doors off to both the Kitchen and Dining Room with further access to the:

**Sitting Room:**

Double glazed window to the rear with adjacent single glazed Victorian style doors giving access out onto the Rear Conservatory with matching windows to both sides. Solid wooden flooring, a double radiator and two single built-in storage cupboards with separate storage space above. Doors off to the inner hallway and a further door to the:

**Bathroom:**

Two obscure single glazed windows to the front, a matching suite comprising of low-level WC, a pedestal wash and basin and panelled bath, tiling to all visible wall space, stainless steel heated towel rail and wall mounted electrical shaver point and light point.

**Kitchen:**

Dual aspect room with obscure single glazed window to the front and further wooden door giving access to the side; front and rear of the property, roll edge work surface in part to two walls with a range of base and draw units below, a serving hatch to the dining room, single built-in

pantry with shelving space with both gas and electric point for oven, space for upright fridge freezer, a stainless steel sink and drainer in set to the work surface with mono taps over, space and plumbing below for dishwasher.

**Dining Room:**

Aspect room with single glazed window to the rear and further single glazed bow window to the side, wooden flooring, a double radiator and power points.

**Inner Hallway:**

Ceiling light point, doors off to the Utility, Secondary Bathroom, Bedroom One and Bedroom Two.

**Principal Bedroom:**

Single glazed window with adjacent single glazed door which access out into the Rear Garden and patio path, three double door built-in wardrobes with shelving and hanging rail and all with separate storage cupboards above and a double radiator.

**Bedroom Two:**

Single glazed window to the front, double door built-in cupboard with shelving and storage over, two single radiators, parquet wooden flooring and wall light points.

**Bedroom Three:**

Single glazed window to the front, double door built-in wardrobe with hanging rail and separate storage cupboard above, a single radiator and power points.

**Utility Room/Bathroom:**

Obscure glazed window to the side, a low-level WC, space for bath with adjacent space and plumbing for washing machine, a wall mounted

stainless steel heated towel rail, a single door built-in storage cupboard and tiling to all visible wall space.

**Outside:**

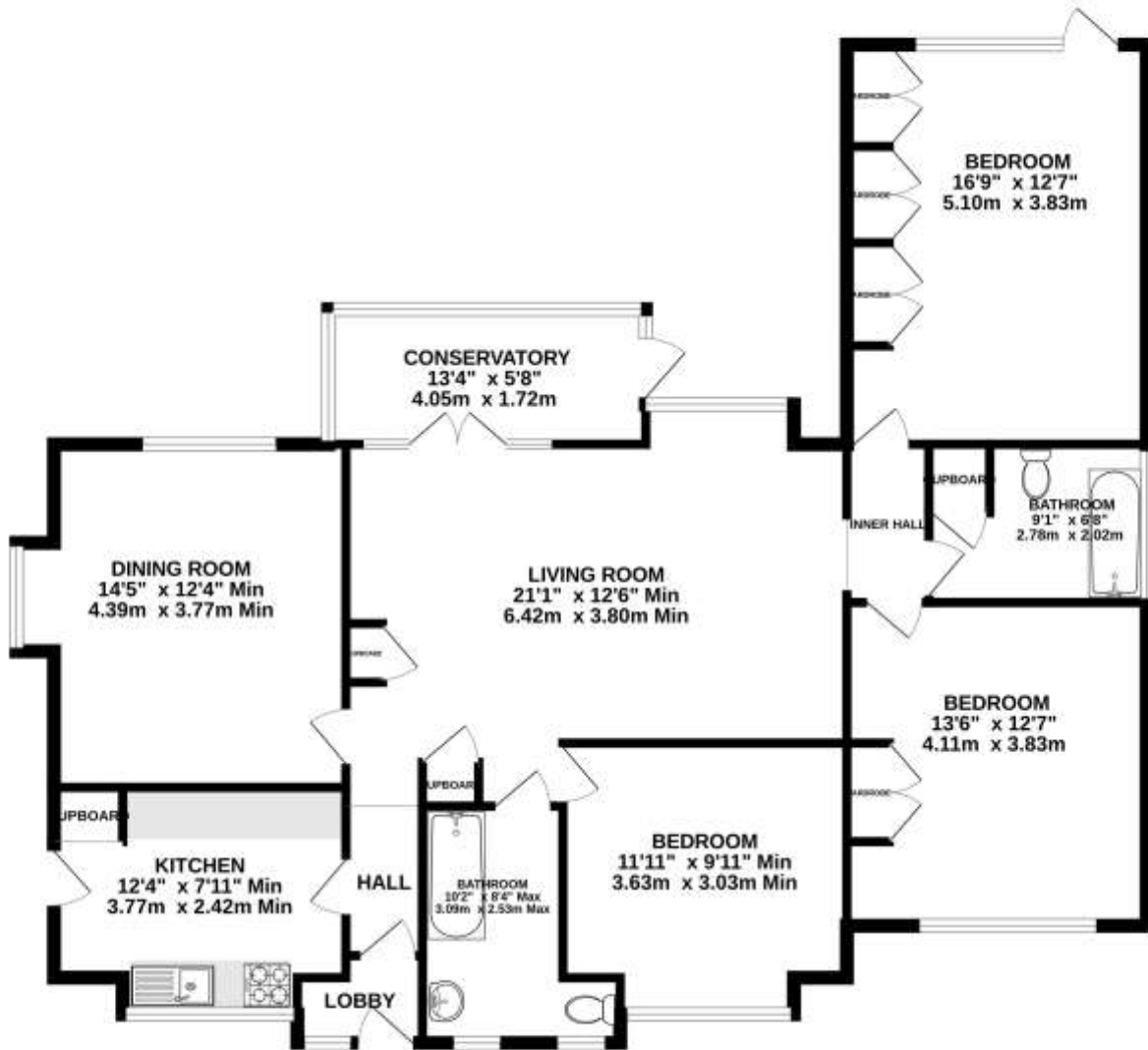
The property is set in approximately 2/3 of an acre, the front garden is approached via a shingled driveway which provides off-road parking and turning for a number of cars. It is enclosed in part by timber fencing, mature hedging and bounded by earth borders containing an array of mature shrubs, trees and bushes. There is a lawn area to the front of the property, down both sides via a wrought iron gates to one side or direct access to the other.

**Rear Garden:**

The rear garden is a particular feature of the property and is enclosed to both sides by timber fencing and to the rear by mature hedging and trees it has been laid mainly to lawn but surrounded by earth borders containing an array of mature shrubs and bushes. The rear garden backs directly onto neighbouring paddocks and farmland providing a delightful outlook. There is a concrete pass across the back of the property and ample storage to either side.

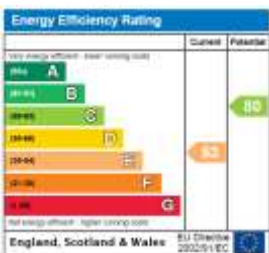


GROUND FLOOR  
1380 sq.ft. (128.2 sq.m.) approx.



TOTAL FLOOR AREA: 1380 sq.ft. (128.2 sq.m.) approx.  
While 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 guidance 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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Freehold  
Council Tax Band: F  
Heating: TBC  
Water Supplier: TBC  
Broadband: For supplier and speed we refer to Offcom.  
Coastal Erosion Management in you Area-Gov.uk  
All figures that are shown were correct at the time of printing.

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