

Flat 11, Aldbury Court, 19-21 Grove Road, Barton on Sea, BH25 7DJ £260,000

Mitchells

1963 — TODAY



Flat 11
Aldbury Court
19-21 Grove Road
Barton on Sea
Hampshire
BH25 7DJ

This superb, fully renovated first floor, two double bedroom apartment is well positioned and offers lovely views over nearby woodland and the communal grounds. The property has been tastefully refitted throughout, with features including a generous kitchen/dining room, a large dual aspect sitting/dining room with bay window, a luxury fully tiled bathroom, and a balcony off the main bedroom. There is also ample casual parking, and Barton on Sea's clifftop and beach access are just a few hundred metres away.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Two Bedrooms
- Family Bathroom
- Private Balcony
- Communal Grounds
- Parking
- Share Of Freehold





The Property

Communal entrance hall serving only two apartments, with a secure buzzer entry system.

The entrance hall to the apartment features high specification wood effect laminate flooring and a built-in airing cupboard housing the high pressure water system.

The kitchen/dining room includes a full range of matching matt white wall and base storage units with a contrasting wood effect laminate worktop, and a continuation of the laminate flooring from the hallway. Integrated appliances include a fridge/freezer, Bosch electric oven, Bosch ceramic hob with extractor fan over, and a dishwasher. There is also space and plumbing for a washing machine, a large built-in larder cupboard, and a westerly-facing window providing plenty of natural light.

There are two double bedrooms, both enjoying views over the communal gardens, with the master bedroom benefitting from a private decked balcony.

The sitting room is a particularly generous space with a bright and airy double aspect, a bay window, ample room for a three piece suite, a modern electric radiator, TV aerial point, and recessed ceiling spotlights.

The luxury family bathroom features tiled flooring and part tiled walls. The newly fitted suite comprises a panel bath with a mixer tap and independent thermostatic shower attachment, a glass shower screen, wall hung wash hand basin with mixer tap and storage beneath, a WC with hidden cistern, and a chrome heated towel rail.

















Gardens & Grounds

To the front of the property is a communal garden, the upkeep of which is paid for out of the annual maintenance charge.

To the rear, there is a large parking area along with additional communal gardens.

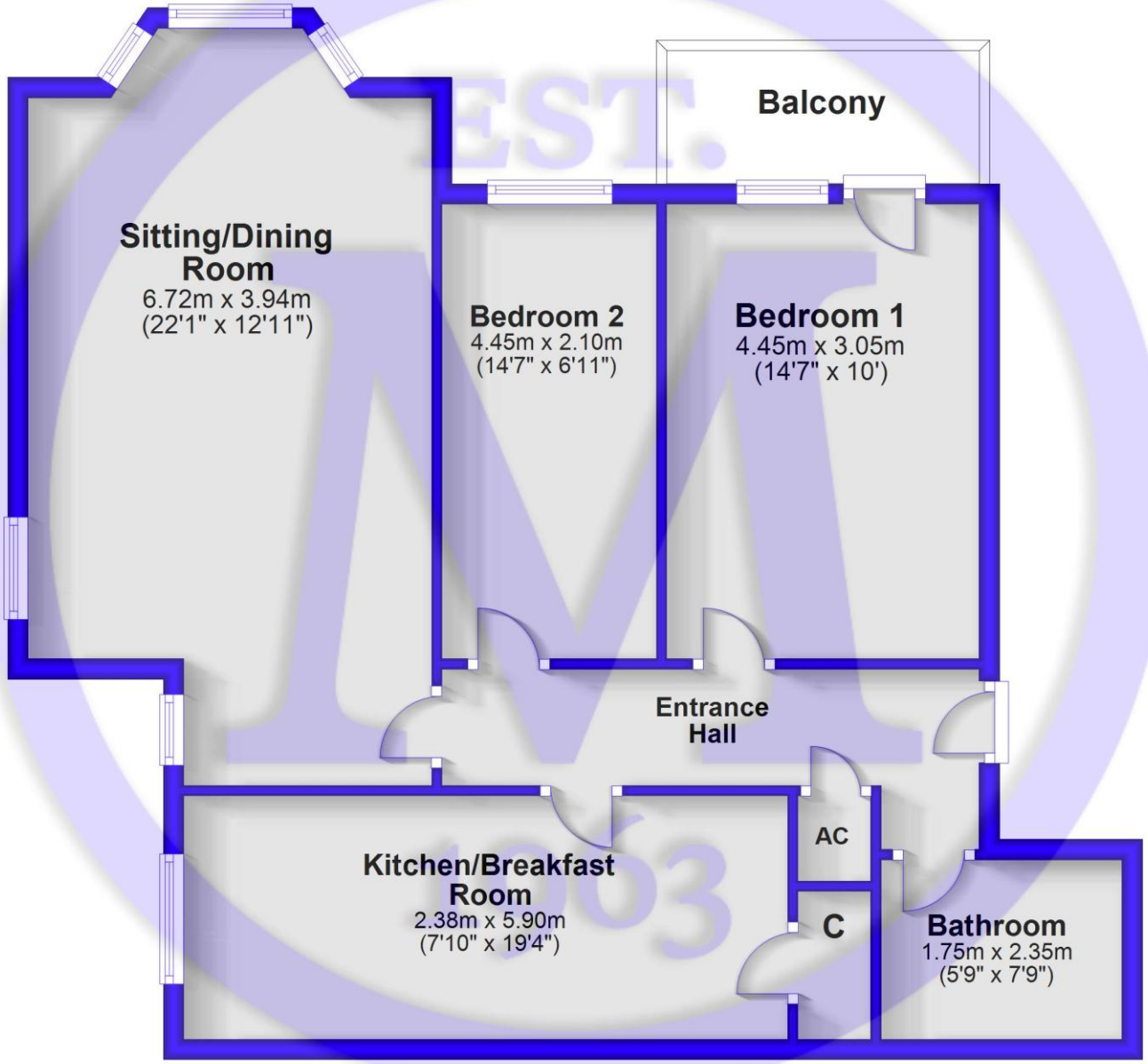
The property also benefits from owning a share of the freehold.

Services

- Mains gas, electric, drainage and water
- Council Tax Band C
- Energy Performance Rating D

Floor Plan

Approx. 78.0 sq. metres (839.8 sq. feet)



Total area: approx. 78.0 sq. metres (839.8 sq. feet)

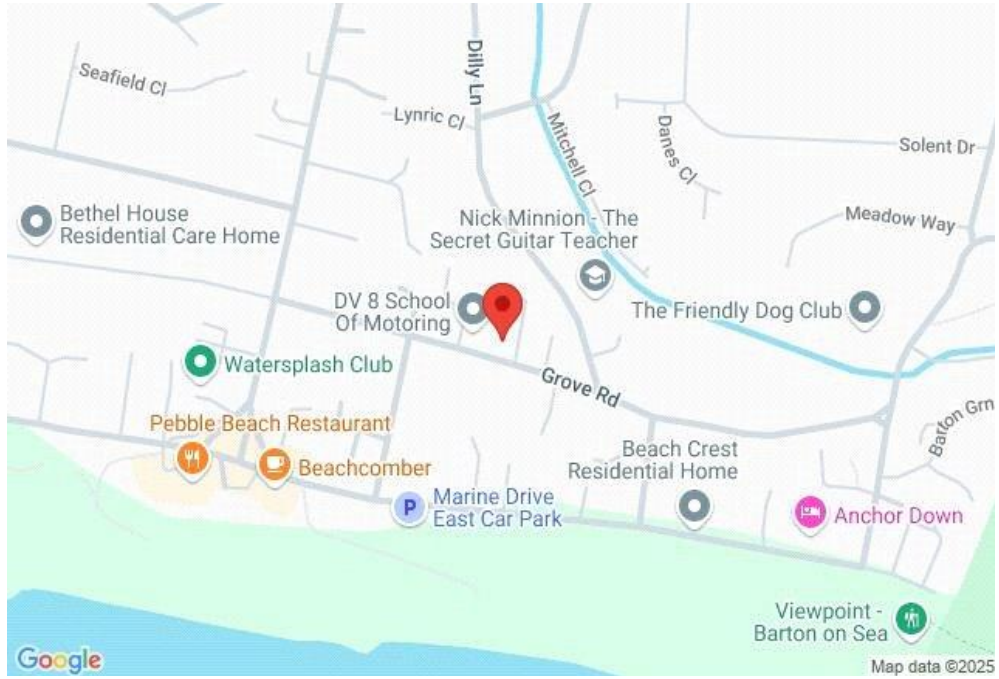
Situation

Barton on Sea, a charming suburb of New Milton, enjoys a prime location along a picturesque stretch of the Solent coastline. With sweeping views across Christchurch Bay to the Isle of Wight and access to stunning coastal walks in both directions, it's a haven for nature lovers and outdoor enthusiasts. Its popularity is further enhanced by proximity to the open landscapes of the New Forest National Park, direct mainline rail links to London Waterloo, and a range of high-quality amenities. These include excellent schools, fine dining at the renowned Chewton Glen Hotel and Pebble Beach restaurant, and a 27-hole links-style golf course. Offering a perfect blend of natural beauty, convenience, and luxury, Barton on Sea continues to attract those seeking an exceptional coastal lifestyle.

Directions

From Mitchells, turn right at the traffic lights and proceed along Station Road. Take the second turning on the right into Barton Court Road. At the crossroads, continue straight across into Barton Court Avenue. Take the third turning on the left into Dilly Lane. At the end, bear right into Grove Road, where the property will be seen immediately on the right hand side.







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