



*Flat 12, Aldbury Court, 19-21 Grove Road, Barton on Sea, BH25 7DJ* £285,000

**Mitchells**  
1963 — TODAY



Flat 12  
Aldbury Court  
19-21 Grove Road  
Barton On Sea  
Hampshire  
BH25 7DJ

A large, modern, two double bedroom first floor apartment situated in this enviably located and attractive block, only one road back from the Barton on Sea clifftop and beach. The property is offered with no forward chain, and other features include an en-suite bathroom, a private balcony, lovely outlooks, a security entry system, a large modern kitchen, and a superb double aspect sitting/dining room with a delightful outlook over Long Meadow.

- Communal Entrance Door
- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- En-Suite Bathroom
- Shower Room
- Parking
- Communal Grounds
- Share Of Freehold



# *The Property*

Communal entrance door serving two properties, with security entry system and stairs to the first floor.

Large entrance hall with recessed ceiling spotlights, a cloaks cupboard, and an airing cupboard.

Superb, large double aspect sitting/dining room with a feature UPVC double glazed window offering an outlook over the picturesque Long Meadow, recessed ceiling spotlights, and timber effect flooring.

Recently fitted kitchen with a range of white wall and base units featuring soft closing drawers and doors, complemented by a contrasting grey wood effect worktop and upstand with an inset one and a half bowl sink unit with mixer tap. Integrated appliances including a dishwasher, electric oven, touch control electric hob, extractor fan, fridge, and separate freezer. Space for a washing machine, pleasant rear outlook, and under cupboard lighting.

Two double bedrooms, with the master bedroom benefitting from a balcony with a lovely rear outlook and a recently installed en-suite bathroom fitted with a white suite comprising a panel bath with mixer tap, independent shower and glass screen, wash basin with storage beneath, WC, tiled flooring, recessed ceiling spotlights, extractor fan, and a chrome ladder style heated towel rail.

Modern white shower room comprising a fully tiled shower cubicle, wash basin with storage beneath, WC, recessed ceiling spotlights, extractor fan, tiled flooring, and a chrome ladder style heated towel rail.

Presented in excellent decorative order.

An internal viewing strongly recommended.





## Gardens & Grounds

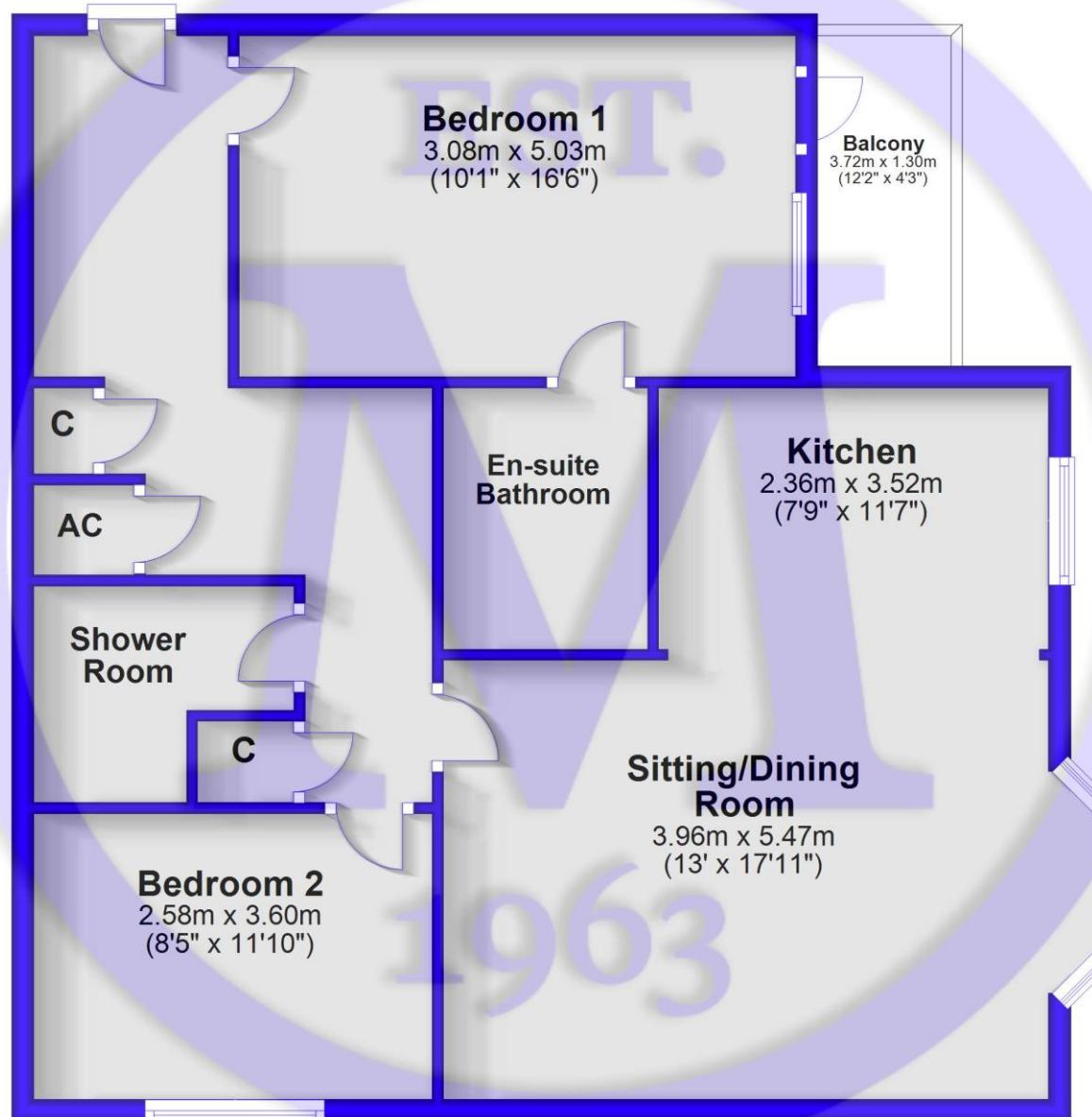
The property is set within its own well maintained communal grounds, with on-site parking.

## Services

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

## First Floor

Approx. 80.9 sq. metres (871.1 sq. feet)



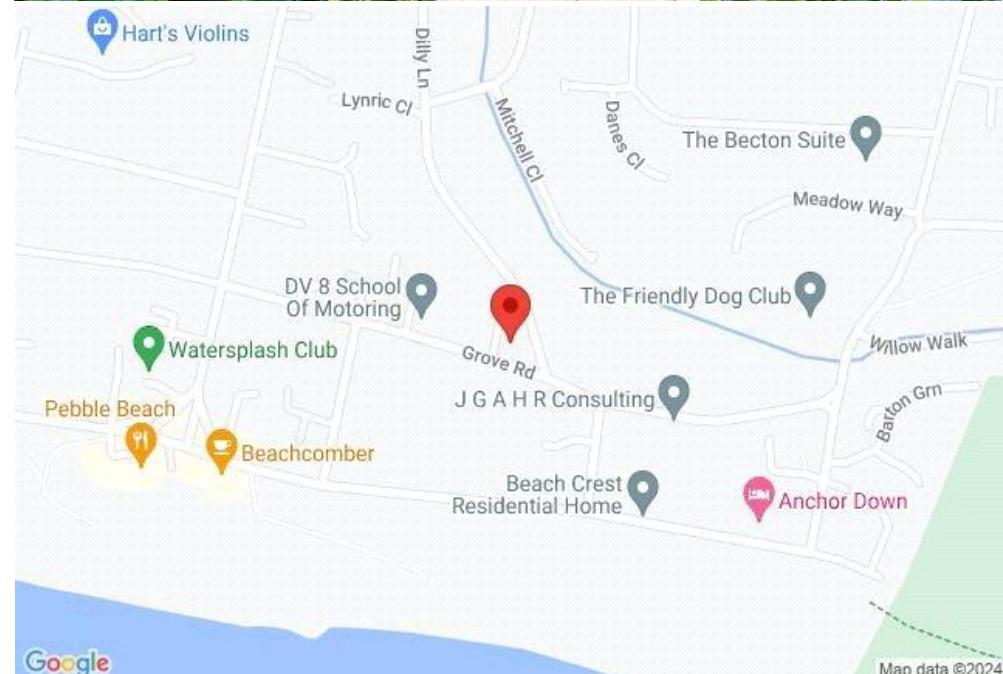
Total area: approx. 80.9 sq. metres (871.1 sq. feet)

## 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 continue along Station Road. Take the second turning on the right into Barton Court Road. At the crossroads, go straight across into Barton Court Avenue. Take the third turning on the left into Dilly Lane, and at the end, bear right into Grove Road. The property will be found immediately on the right hand side.





[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

Centenary Buildings  
8-10 Old Milton Road  
New Milton  
Hampshire  
BH25 6DT

**Mitchells**  
1963 — TODAY

