



4 Aldbury Court, Grove Road, BH25 7DJ

£295,000

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*4 Aldbury Court
Grove Road
Barton On Sea
New Milton
BH25 7DJ*

This fantastic two bedroom ground floor apartment is situated a short walk of Barton on Sea clifftop and beach and Long Meadow. The property has been refurbished to an extremely high standard with features including a high specification kitchen, two luxury bathrooms and spacious sitting room with patio.

- Entrance Hall
- Sitting Room
- Kitchen
- Two Bedrooms
- En-Suite Bathroom
- Shower Room
- Parking
- Patio



The Property

Entrance hall with UPVC front door, laminate style flooring, electrical consumer unit, electric heater and recess ceiling spotlights

The sitting room is a particularly good size with a bright and airy double aspect, a continuation of the laminate style flooring, double casement doors lead out to a private patio, TV aerial point and modern electric heating

The kitchen is fitted with a fantastic range of white wall and base units with a contrasting timber effect worktop, built in appliances include a fridge freezer, under counter oven, four burner electric hob with glass splash back, extractor fan, dishwasher and space and plumbing for a washing machine. There is also a useful walk-in storage cupboard with lighting

The two bedrooms are situated at the rear of the property with the master bedroom being a particularly good size, with ample space for king size bed and bedside cabinets. There is a walk-in wardrobe and a luxury en-suite bathroom

The en-suite comprises a panel bath with mixer tap over, glass shower screen and thermostatic shower attachments, wall hung wash hand basin with mixer tap over and storage beneath, WC with hidden cistern and chrome heated towel rail

Shower room with airing cupboard housing the newly fitted pressurised hot water cylinder, walk-in double shower with thermostatic shower attachments, WC with hidden cistern, wall hung wash hand basin with mixer tap over and storage beneath, mirror with built in light and chrome heated towel rail





Gardens & Grounds

The property is situated one road back from Barton on Sea clifftop and a few steps of Long Meadow

The property must be viewed to be fully appreciated

The property sits in its own well maintained communal grounds, with parking onsite.

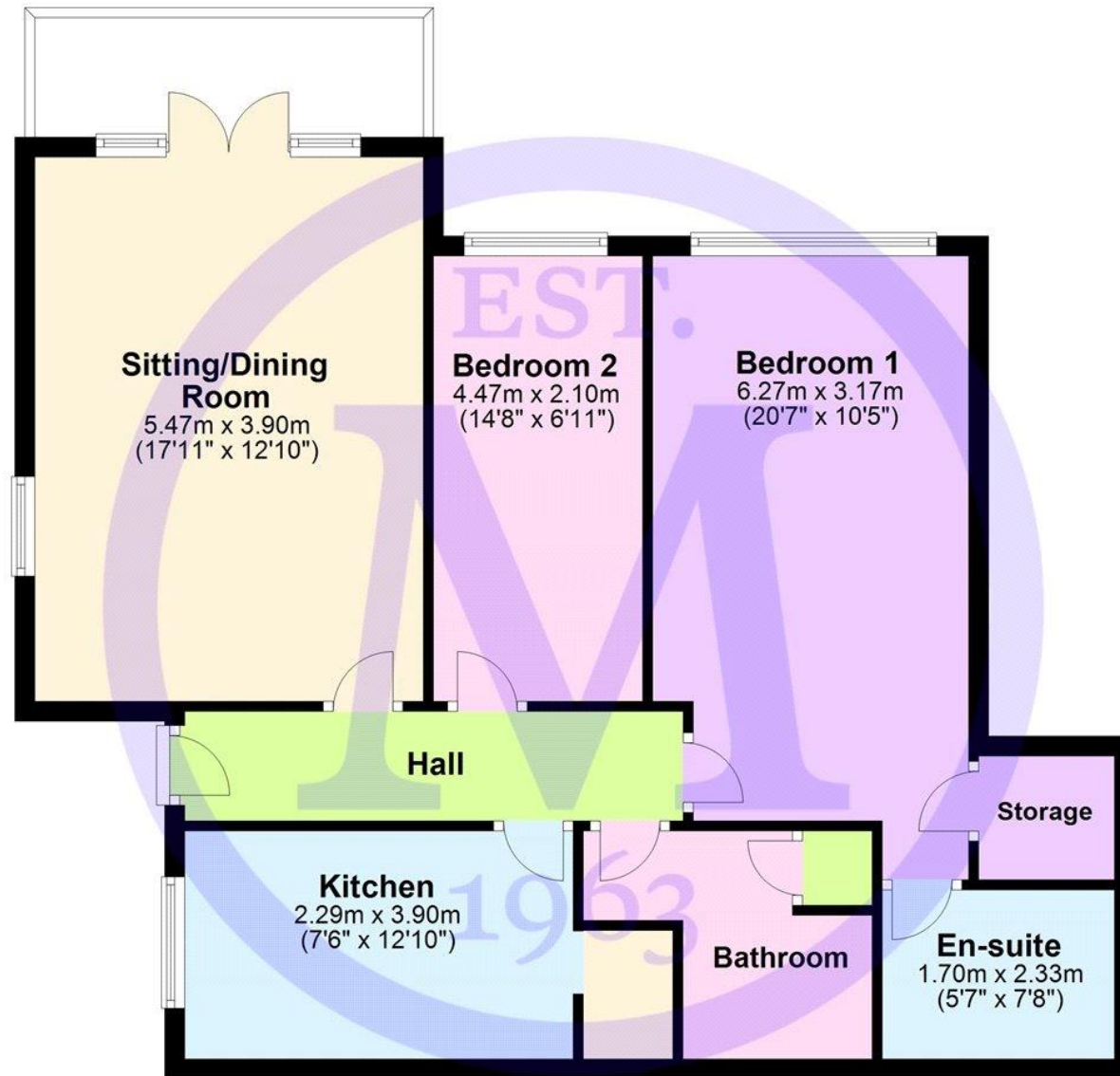
This apartment benefits from its own private patio accessed via the sitting room.

Services

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

Ground Floor

Approx. 81.8 sq. metres (880.7 sq. feet)



Total area: approx. 81.8 sq. metres (880.7 sq. feet)

'Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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 illustrative purposes only and should be used as such by any prospective purchaser.'

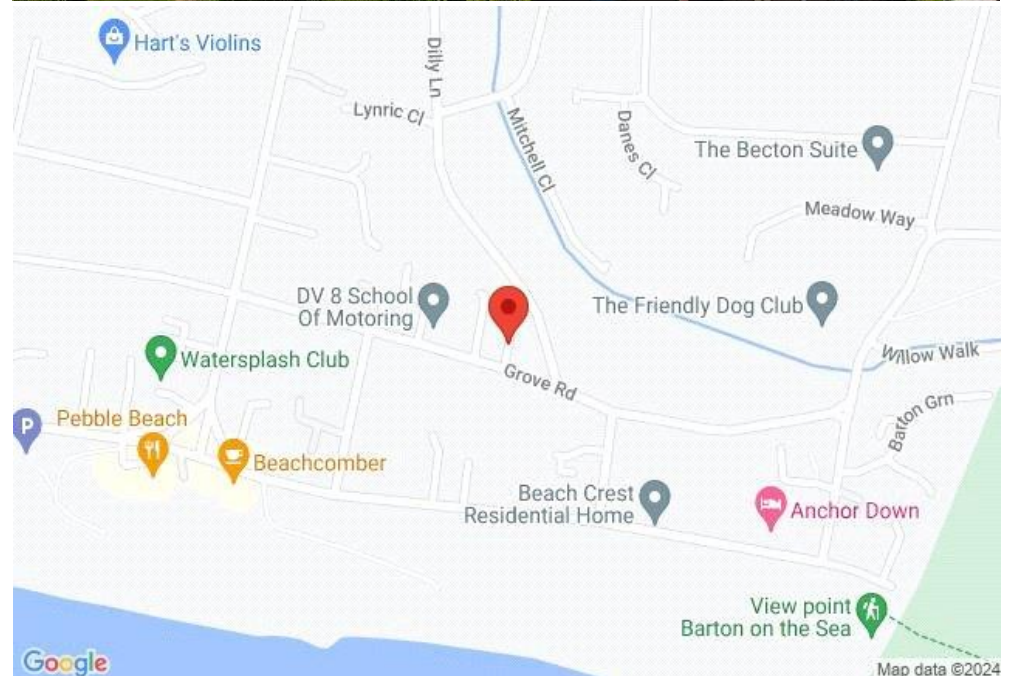
Plan produced using PlanUp.

Situation

Barton on Sea is a suburb of New Milton and occupies an enviable position on a picturesque stretch of the Solent coastline with stunning views over Christchurch bay to the Isle of Wight and beautiful coastal walks in both directions. Fuelled by its excellent location, the nearby open forest of the New Forest National Park, main line rail links to London Waterloo, quality schooling, luxury restaurants including the renowned Chewton Glen hotel and Pebble Beach on the cliff top, a links style 27 hole golf course, Barton on Sea is an extremely popular choice for those relocating to the coast.

Directions

From Mitchells turn right at the traffic lights and proceed along Station Road. Take the second turning right into Barton Court Road. At the cross roads continue across into Barton Court Avenue. Take the third turning 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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