



11 Aldbury Court, Barton On Sea, BH25 7DJ

£285,000

Mitchells
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*11 Aldbury Court
Grove Road
Barton On Sea
Hampshire
BH25 7DJ*

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

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



The Property

Communal entrance hall for only two apartments with buzzer entry system

Entrance hall to the apartment with high specification wood effect laminate flooring, built in airing cupboard housing high pressure water system

Kitchen/dining room with full range of matching wall and base matt white storage cupboard with a contrasting wood effect laminate worktop and a continuation of the laminate flooring from the hallway. Integral items comprise a fridge freezer, electric Bosch oven, Bosch ceramic hob with extractor fan over, dishwasher, space and plumbing for washing machine, a large built in larder cupboard and a westerly facing window

Two double bedrooms both with views over the communal gardens with the master bedroom benefitting from a decked balcony

The sitting room is a particularly good sized with a bright and airy double aspect, benefitting from a bay window and with ample space for three piece suite, with a modern electric radiator, TV aerial point and recess ceiling spotlights

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





Gardens & Grounds

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

To the rear of the property is a large area of parking with additional communal gardens.

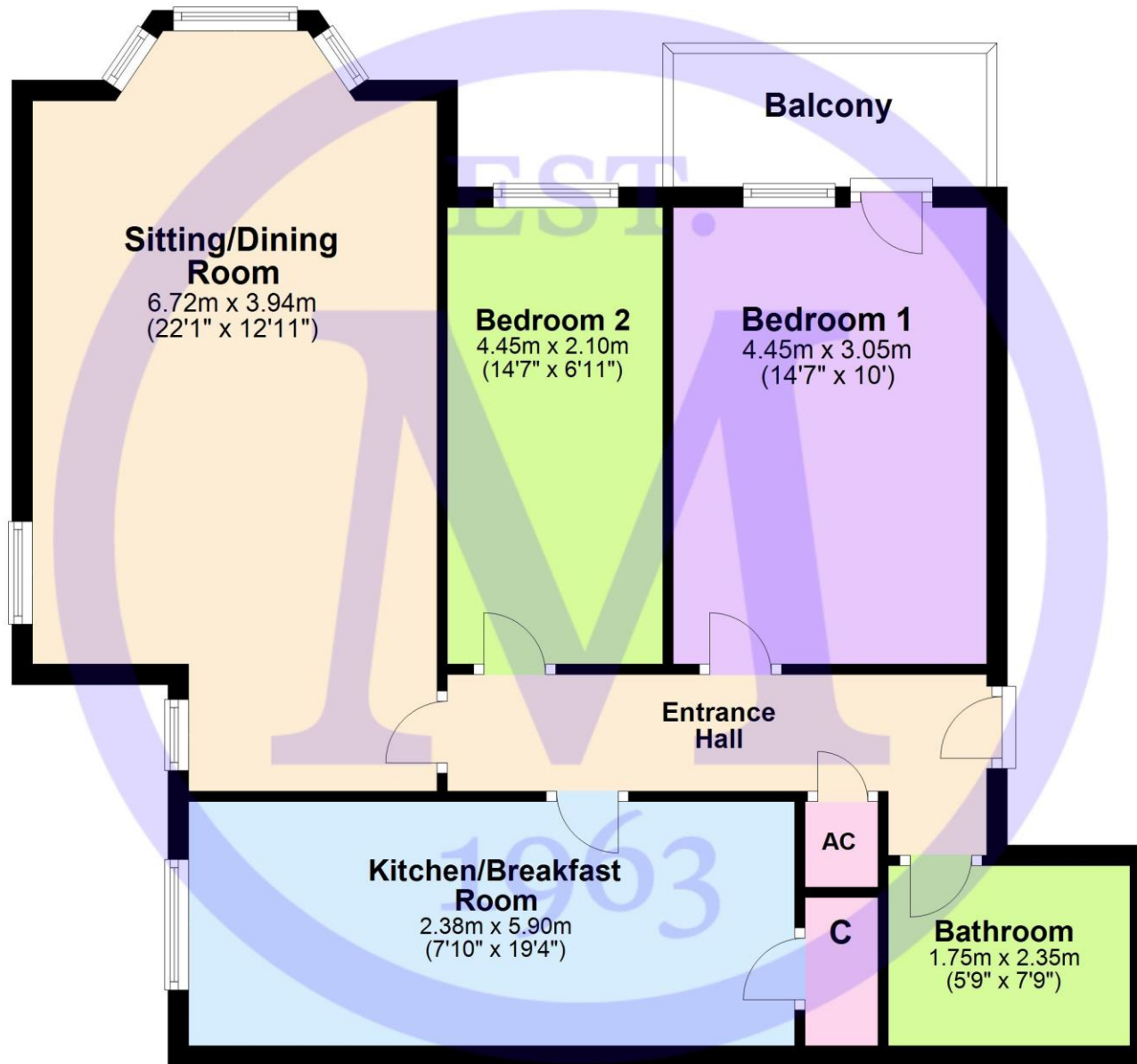
The property benefits from owning its share of the freehold.

Services

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

Floor Plan

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



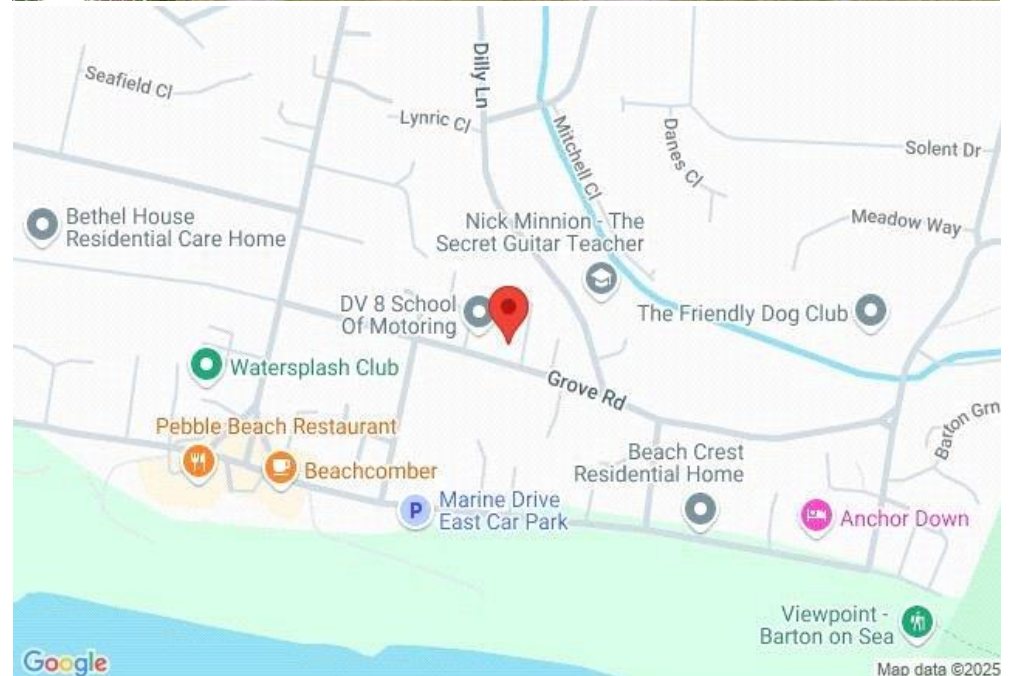
Total area: approx. 78.0 sq. metres (839.8 sq. feet)

Situation

Barton on Sea 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 crossroads 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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