



9 Aldbury Court, Grove Road, BH25 7DJ

£339,950

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

This luxury two bedroom ground floor apartment with private garden is situated a stone's throw of Barton on Sea clifftop and beach. The property has been refurbished to an extremely high standard with features including a luxury kitchen and bathrooms, space for sitting/dining room and a master bedroom with en-suite.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- En-Suite Bathroom
- Family Shower Room
- Parking
- Private Garden



The Property

Entrance hall laminate style flooring, electrical consumer unit, recess ceiling spotlights and storage cupboard

The kitchen is fitted with a great range of white wall and base units with a contrasting timber effect worktop, stainless steel one and a half bowl sink with mixer tap over, space and plumbing for a washing machine, large walk-in cupboard and integrated appliances include a Bosch oven, four burner electric hob with glass splash back and extractor fan and tall stand up fridge freezer

The sitting/dining room has a fantastic bright and airy double aspect, TV aerial point, modern electric heating and double casement doors leading out to area of private garden

The master bedroom is a lovely sized double bedroom with space for double bed, bedside cabinets and wardrobes and benefits from its own luxury en-suite shower room.

The spacious en-suite with modern suite comprising panel bath with mixer tap over with independent thermostatic shower attachments and glass shower screen, wall hung wash hand basin with mixer tap over and storage beneath, WC with hidden cistern, chrome heated towel rail, part tiled walls and tiled flooring

The main shower room has a luxury suite comprising a walk-in double shower with thermostatic shower attachments, WC with hidden cistern, wall hung wash hand basin with mixer tap over and storage beneath, chrome heated towel rail and wall mounted mirror with built in light and shaver point

Bedroom two is a lovely single and would make a fantastic home office





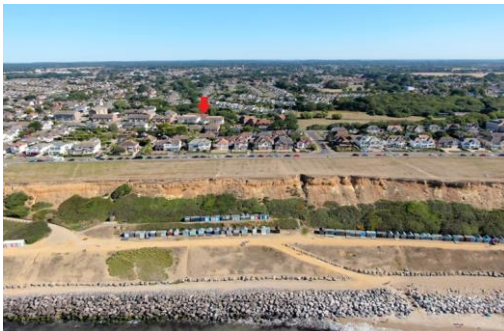
Gardens & Grounds

To the front of the property is area of private garden laid to hard landscaping for ease of maintenance and makes a fantastic space for outside entertaining with a bright sunny southerly aspect.

To the rear of the property there is a further area of communal garden and a large area of parking

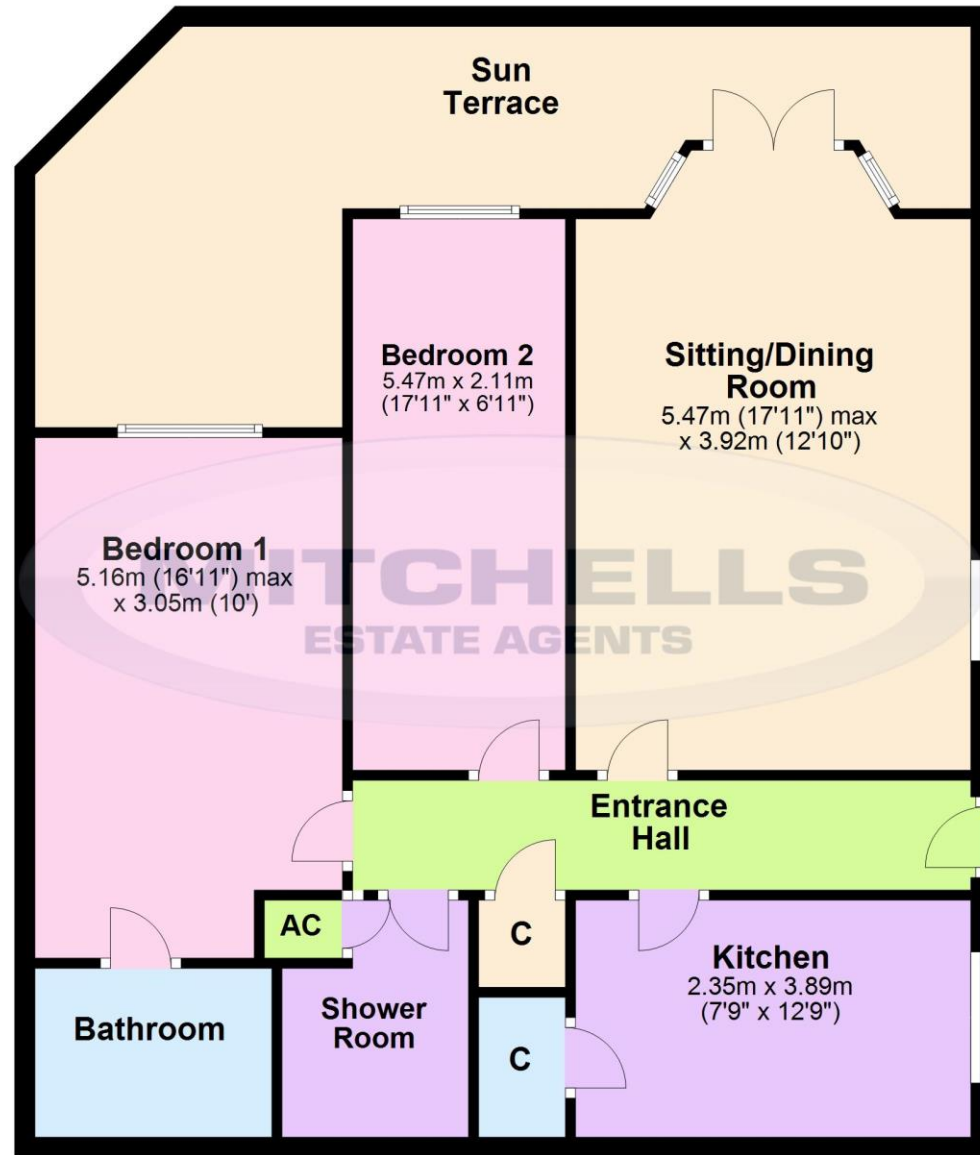
Services

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



Floor Plan

Approx. 101.1 sq. metres (1088.0 sq. feet)



Total area: approx. 101.1 sq. metres (1088.0 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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