



*Flat 5, Aldbury Court, 19-21 Grove Road, Barton on Sea, BH25 7DJ*

*£279,950*

**Mitchells**  
1963 — TODAY



*Flat 5*  
*Aldbury Court*  
*19-21 Grove Road*  
*Barton on Sea*  
*New Milton*  
*BH25 7DJ*

A first floor, two bedroom apartment situated in this sought after block, just one road back from the Barton on Sea clifftop and beach. The property has been beautifully refurbished and features a high specification kitchen/dining room, a separate sitting room, a large master bedroom, and a balcony.

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



## The Property

The entrance hall features laminate style flooring, an airing cupboard housing the pressurised hot water cylinder, a hatch to the loft space, an entry phone system, and recessed ceiling spotlights.

The kitchen/dining room is a particular highlight of the property, offering a fantastic range of white wall and base units with a contrasting timber effect worktop. It includes a stainless steel one and a half bowl sink with mixer tap, space and plumbing for a washing machine, an under counter Bosch oven, a four burner electric hob with glass splashback and extractor fan, an integrated dishwasher, and a tall freestanding fridge/freezer. There is ample space for a four seater dining table and chairs, as well as a large walk-in storage cupboard.

The sitting room is a generous size, with a bright and airy double aspect. It provides ample space for a three piece suite and features two modern electric radiators, a TV aerial point, and recessed ceiling spotlights.

The master bedroom is a spacious double, with a UPVC door leading out to a private balcony. There is room for a king sized bed, bedside cabinets, and wardrobes, along with a TV aerial point.

Bedroom two is a lovely single room or ideal home office, enjoying an outlook to the rear of the property.

The luxury family bathroom features tiled flooring and part tiled walls. The newly fitted suite comprises a panel bath with mixer tap and independent thermostatic shower attachment with glass shower screen, a 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 covered by the annual maintenance charge.

To the rear is a large parking area and additional communal gardens.

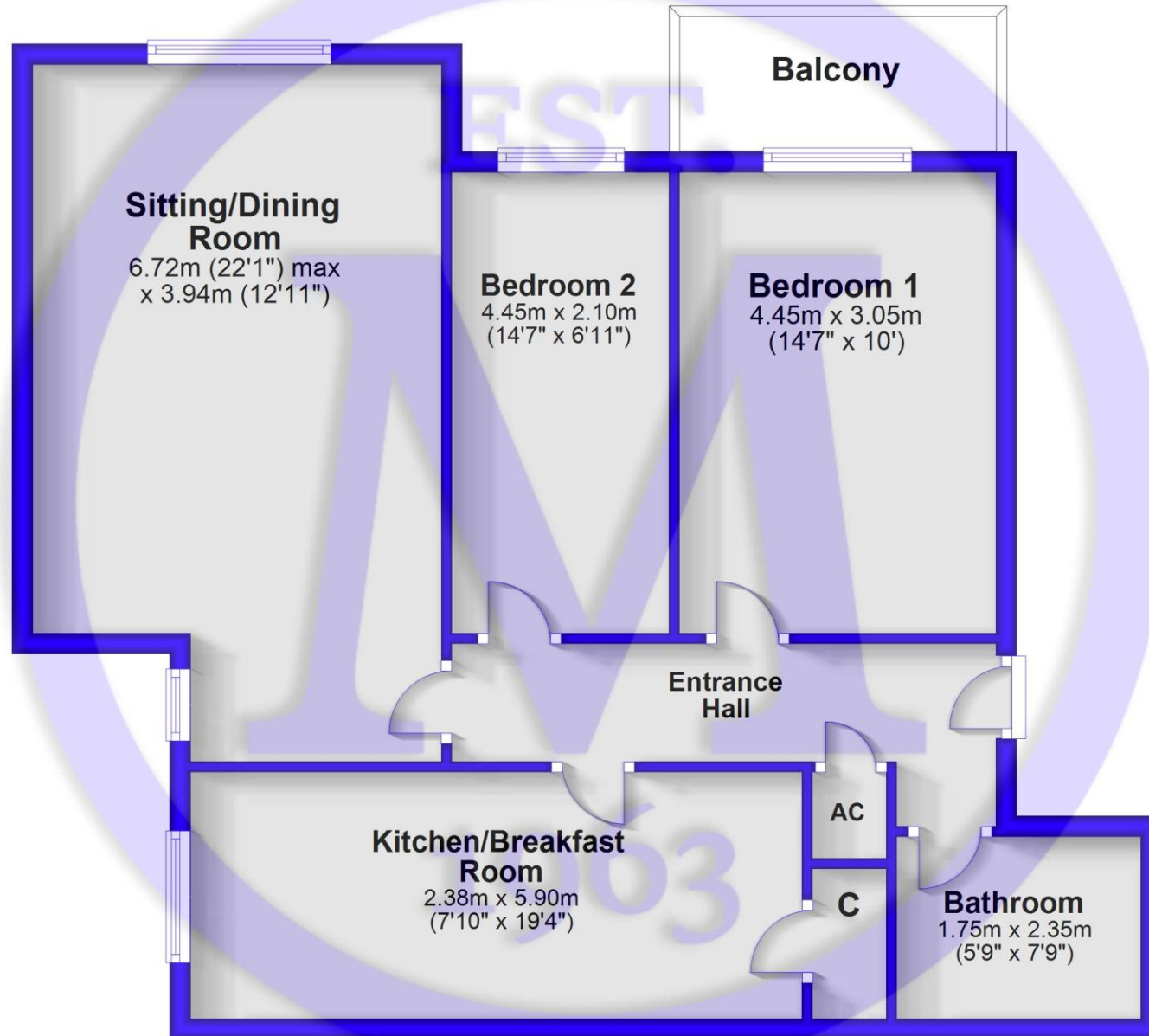
The property also benefits from ownership of a share of the freehold.

## *Services*

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

# Floor Plan

Approx. 76.8 sq. metres (826.1 sq. feet)



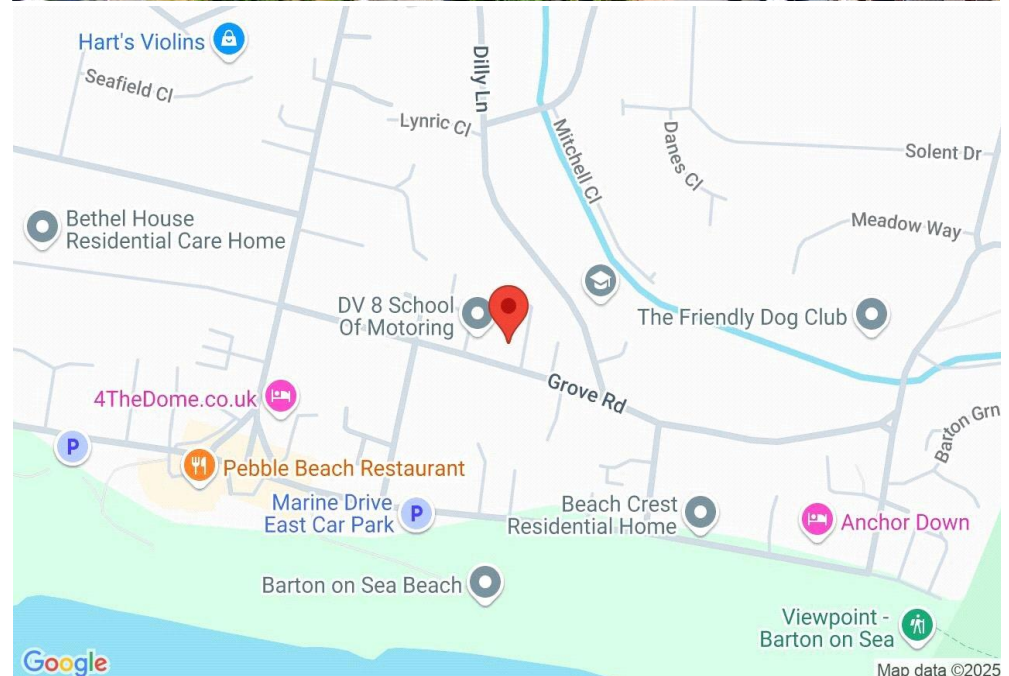
Total area: approx. 76.8 sq. metres (826.1 sq. feet)

## 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 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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