



12 Aldbury Court, Barton on Sea, BH25 7DJ

£319,950

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*12 Aldbury Court
Grove Road
Barton on Sea
New Milton
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 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 lovely outlook over Long Meadow.

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



The Property

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

Large entrance hall with recess ceiling spotlights, cloaks cupboard and airing cupboard

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

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

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

Excellent decorative order

Internal viewing strongly recommended





Gardens & Grounds

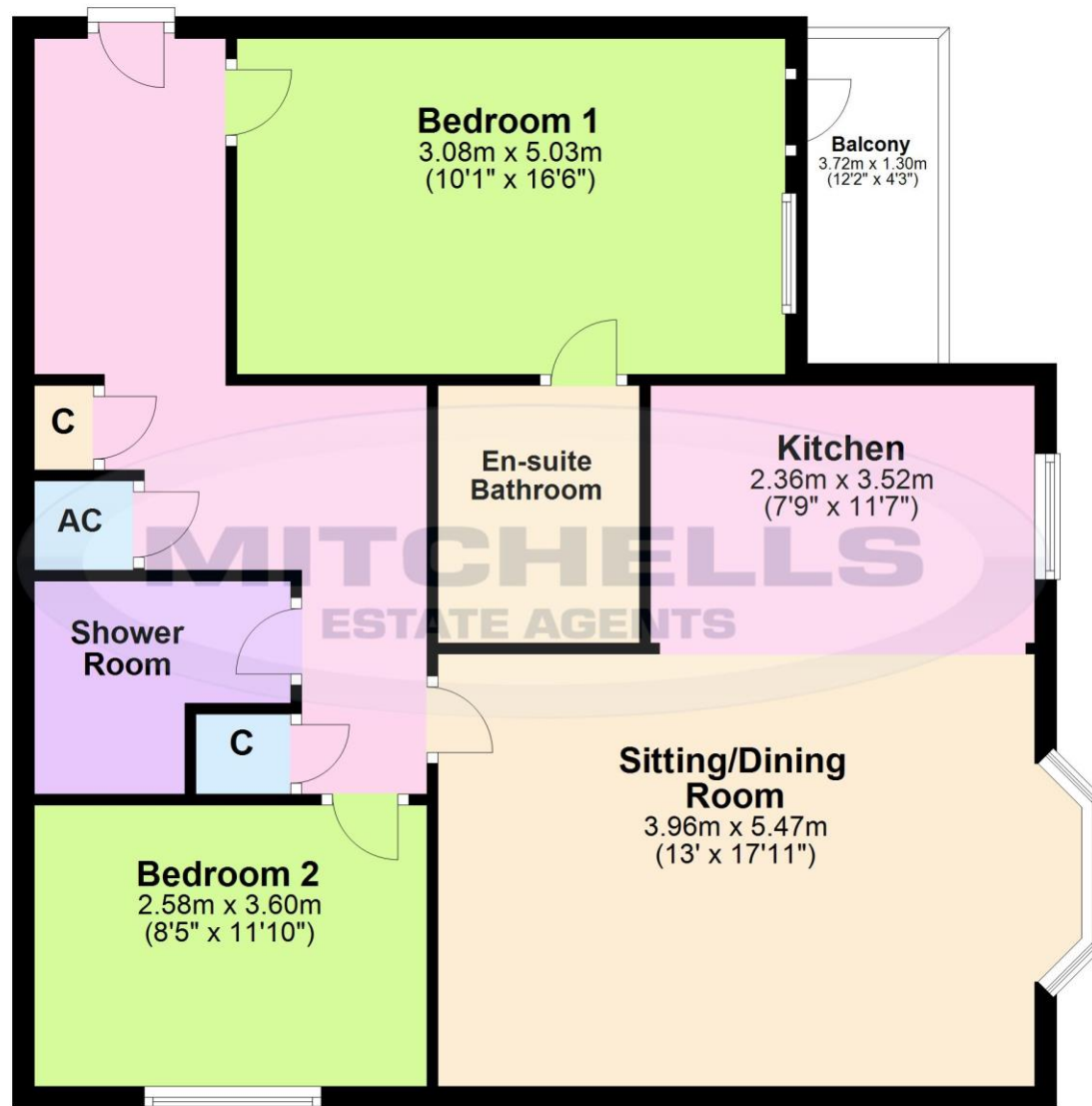
The property sits in its own well maintained communal grounds, with parking onsite.

Services

- Mains gas, electric, drainage and water
- Council Tax Band C
- Energy Performance Rating To be confirmed

First Floor

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



Total area: approx. 80.9 sq. metres (871.1 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.'

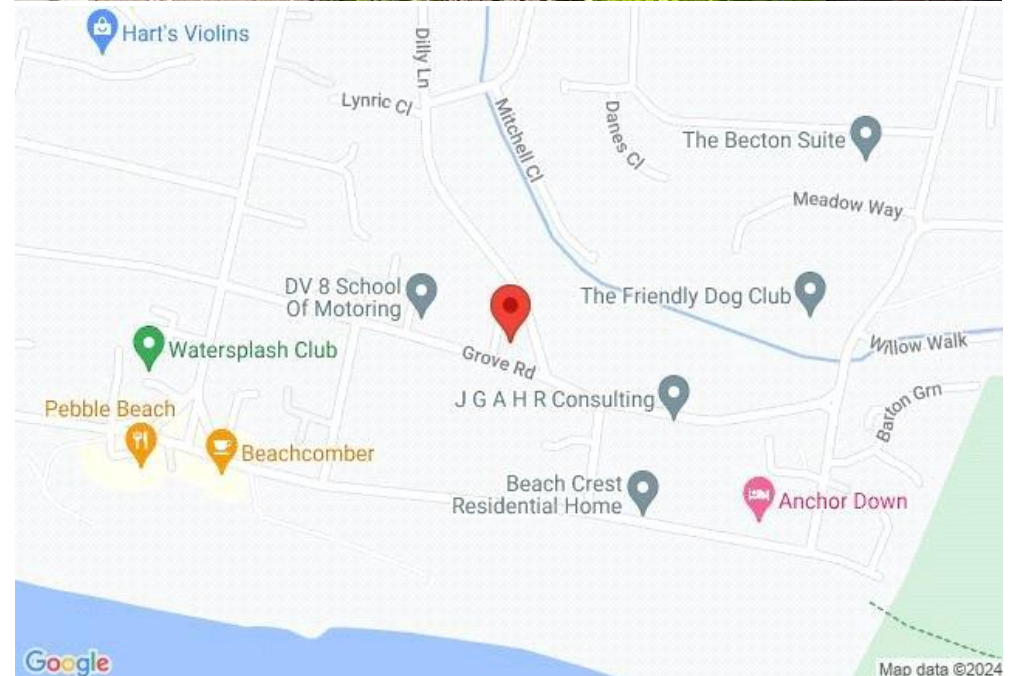
Plan produced using PlanUp.

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 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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