

Flat 17, Aldbury Court, 19-21 Grove Road, Barton on Sea, BH25 7DJ £285,000

Mitchells
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Flat 17
Aldbury Court
19-21 Grove Road
Barton on Sea
Hampshire
BH25 7DJ

This extremely bright and airy two double bedroom, first floor apartment has been completely refurbished and occupies a superior position within this modern, purpose built block, just a few hundred metres from the clifftop. The apartment has been remodelled and finished to a high specification, with features including a spacious open plan living/kitchen/dining room, two beautifully appointed bathrooms, and a south-facing balcony. The development is set within generous landscaped communal grounds and benefits from residents' parking.

- Entrance Hall
- Open Plan Kitchen/Living/Dining Room
- Two Bedrooms
- En-Suite Bathroom
- Shower Room
- Residents Parking
- South Facing Balcony
- Vacant Possession
- Share of Freehold



The Property

Large entrance hall with access to the roof space, a brand-new electricity consumer unit, a built-in cupboard housing the high pressure water system, and attractive wood- effect laminate flooring.

Two double bedrooms. Bedroom one benefits from a sunny southerly aspect, with a door leading to the private balcony and an en-suite bathroom. Bedroom two enjoys a westerly aspect.

The sitting room features a dual aspect, including an attractive bay window on the south-west side of the block, and is open plan to the kitchen area. The space is finished with matching wood effect laminate flooring, creating a bright and contemporary feel.

The kitchen is fitted with white gloss wall and base units, complemented by a contrasting wood effect laminate worktop. Integrated appliances include a Bosch electric oven, electric hob with extractor fan, built-in fridge/freezer, and slimline dishwasher, with additional space for a washing machine.

There are two tastefully refurbished bathrooms. The en suite features a full sized bath with shower over and glass screen, a wash hand basin with storage beneath, low-flush WC with concealed cistern, stone effect tiled walls, and tile effect vinyl flooring.

The main bathroom is finished to the same high standard, with stone effect part tiled walls, tile effect vinyl flooring, a double width walk-in shower cubicle, vanity unit with inset wash basin, and a low flush WC with concealed cistern.

The property is presented in excellent decorative order, and internal viewing is strongly recommended.





Gardens & Grounds

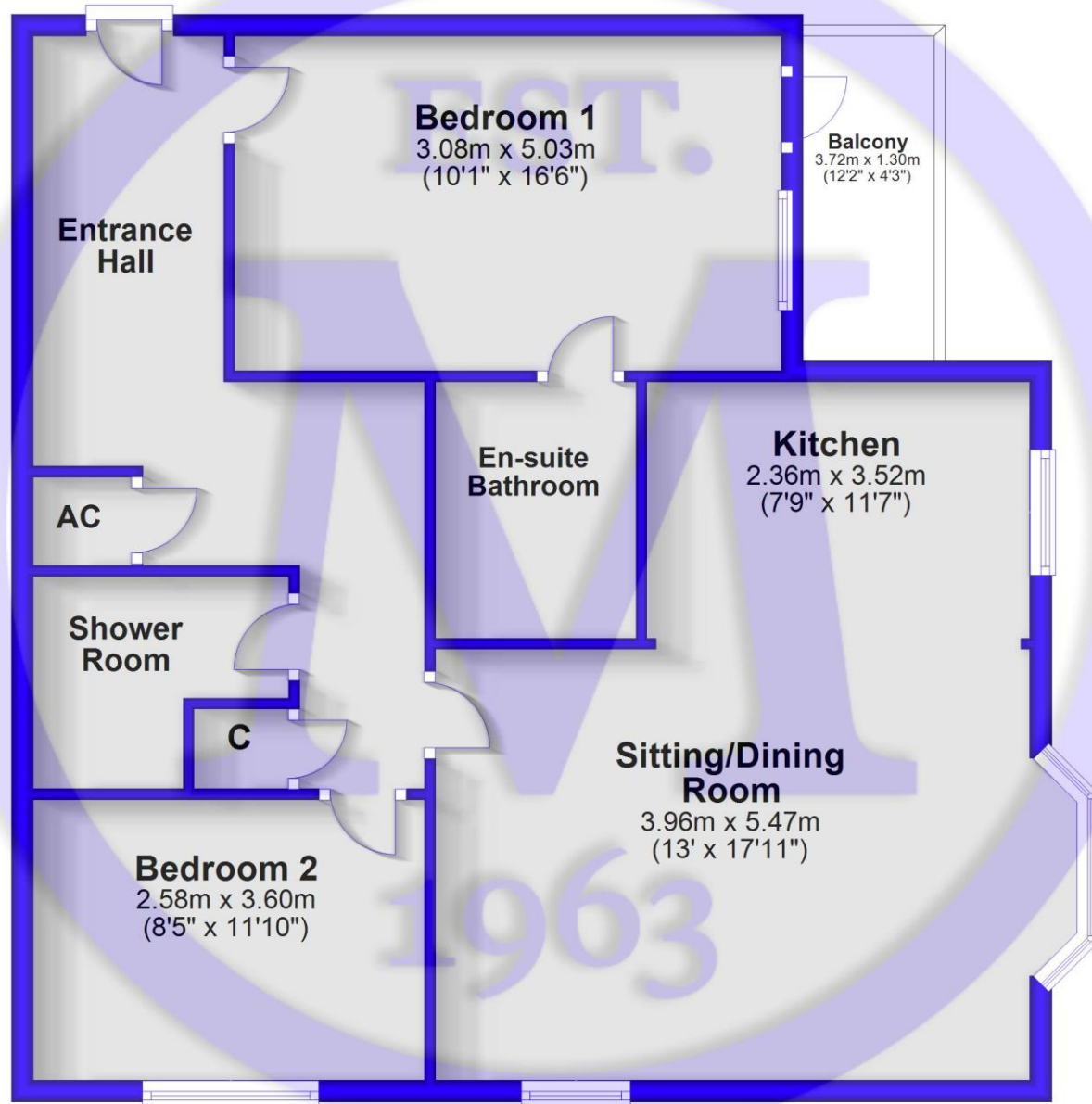
The property is set within its own well maintained communal grounds, with residents' parking.

Services

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

First Floor

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



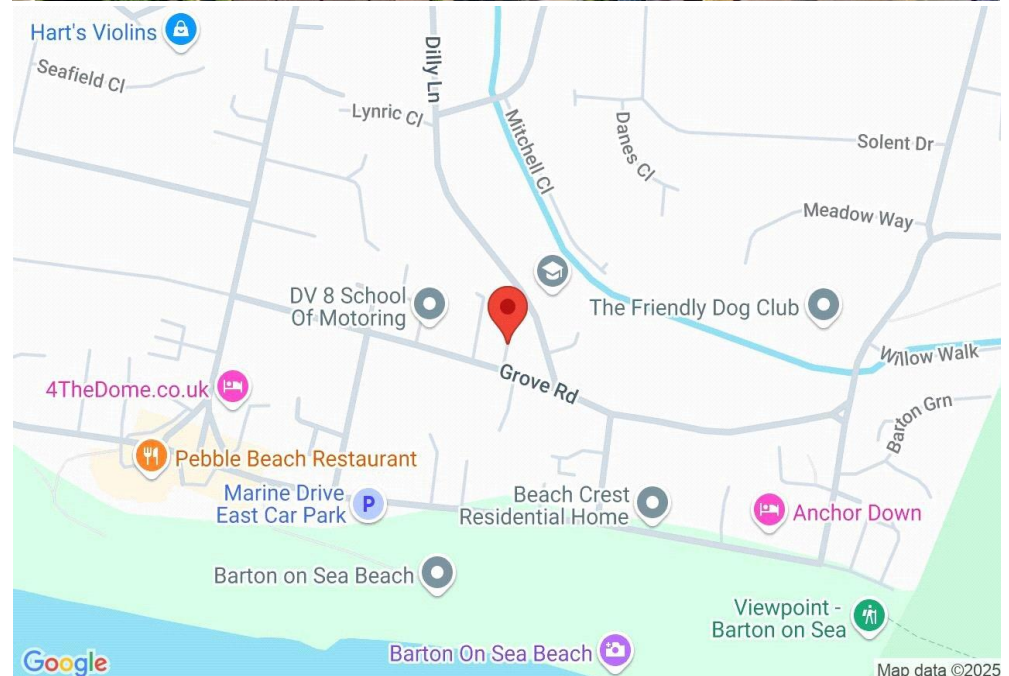
Total area: approx. 80.9 sq. metres (871.1 sq. feet)

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 of Dilly Lane, bear right into Grove Road, where the property will be immediately on the right hand side.





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