



14 Aldbury Court, Barton On Sea, BH25 7DJ

£315,000

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*14 Aldbury Court
Barton On Sea
New Milton
BH25 7DJ*

This beautiful two bedroom ground floor apartment is situated in this sought after area of Barton with glimpses of Long Meadow and within just a few steps of Barton on Sea clifftop and beach. The property has been refurbished to an extremely high standard with features including brand new kitchen and bathrooms, a spacious double aspect sitting room, a private patio and a share of freehold.

- Entrance Hall
- Sitting Room
- Kitchen
- Two Bedrooms
- En-Suite Bathroom
- Shower Room
- Residents Parking
- Patio



The Property

Entrance hall laminate style flooring, electrical consumer unit, recess ceiling spot lights and useful cloaks cupboard

The kitchen has a continuation of the laminate style flooring, and is fitted with a fantastic range of white wall and base units with a contrasting timber effect worktop, a stainless steel one and a half bowl sink with mixer tap over, has beautiful outlook over extremely well stocked and manicured gardens and has space and plumbing for washing machine and built in appliances include a dishwasher, under counter oven, four burner electric hob with glass splash back and extractor fan over, tall stand up fridge freezer and useful walk-in larder style cupboard

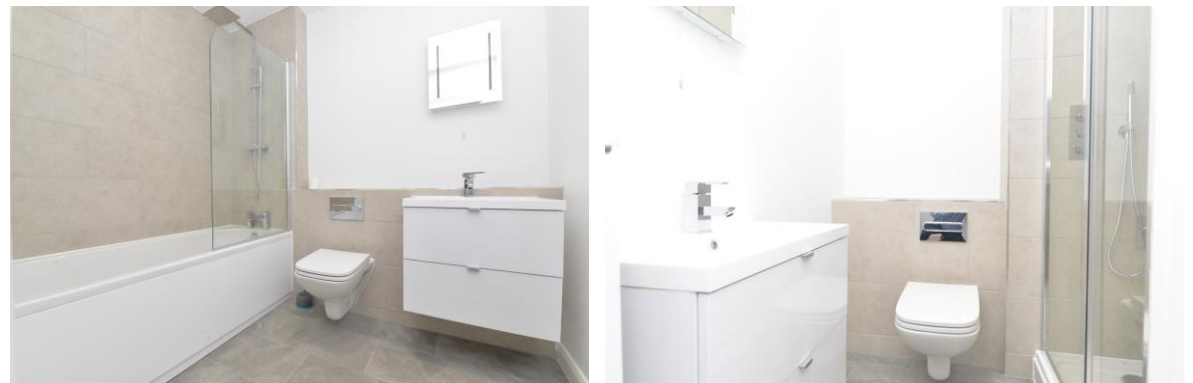
The sitting room is situated at the rear of the property, has a bright and airy double aspect enjoys views across to Long Meadow, double casement doors lead out to a private patio, has modern electric heating, TV aerial point and ample space for a three piece suite

The main shower room houses the airing cupboard with pressurised hot water cylinder, a newly fitted suite comprising a walk-in double shower with sliding glass shower screen, thermostatic shower attachment, wall hung wash hand basins with mixer tap over and storage beneath, WC with hidden cistern, mirror with built in light and recess ceiling spot lights

Bedroom two also enjoys views over the rear garden, is a lovely size with modern electric heating, TV aerial point and plenty of plug sockets

The master bedroom is a lovely double with space for double or king sized bed, space for wardrobes, a TV aerial point and benefits from its own luxury en-suite bathroom

The en-suite comprises a panel bath with mixer tap over, independent thermostatic shower attachment, glass shower screen, WC with hidden cistern, wall hung wash hand basin with mixer tap over and storage beneath, chrome heated towel rail, mirror with built in light, extractor fan and part tiled walls





Gardens & Grounds

To the front of the property is area of communal garden, the maintenance of which is paid for out of the annual maintenance charge. To the rear of the property there is an area of residents parking along with communal grounds.



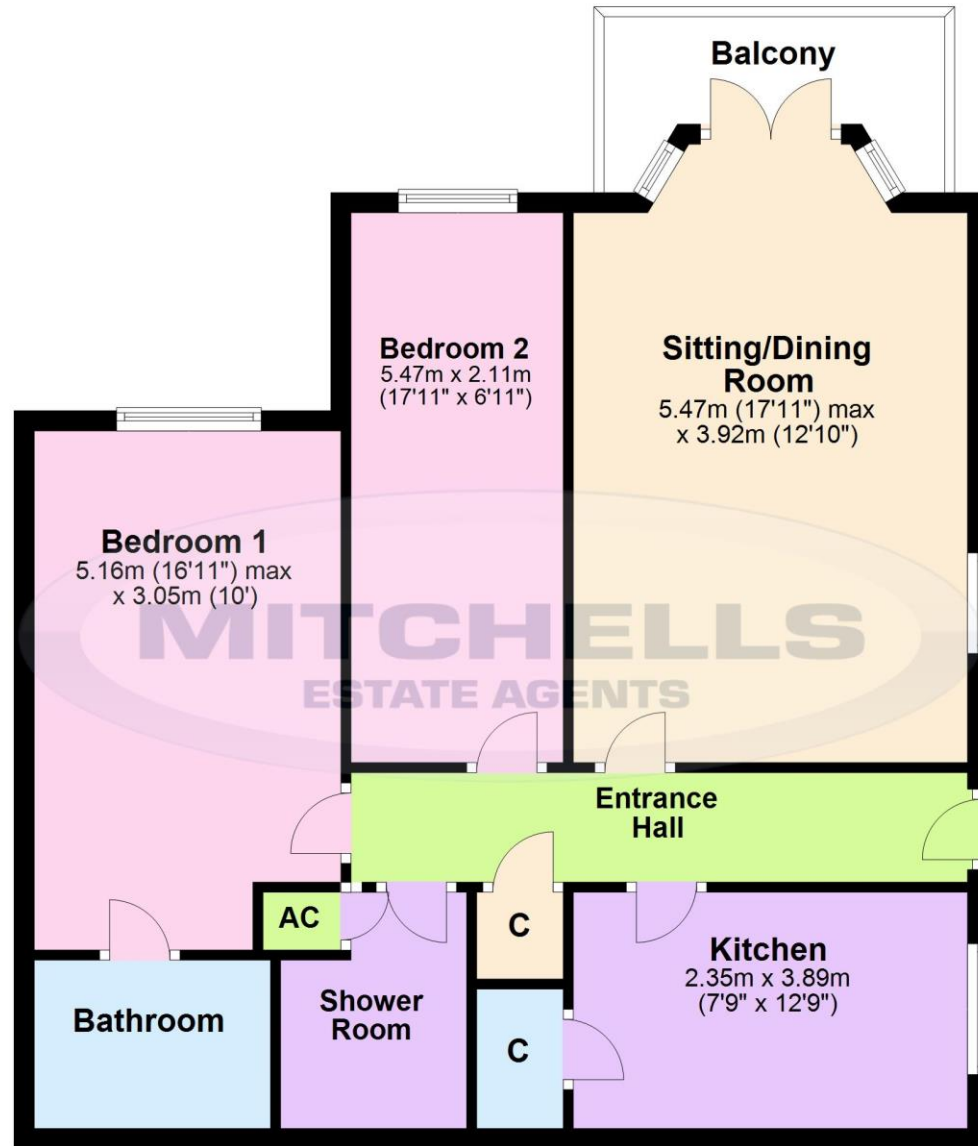
Services

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



Floor Plan

Approx. 79.0 sq. metres (850.2 sq. feet)



Total area: approx. 79.0 sq. metres (850.2 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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