



1 Aldbury Court, Barton On Sea, BH25 7DJ

£319,950

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

This beautiful bright and airy first floor apartment is situated in this prestigious block just one road back from Barton on Sea clifftop and beach. The property has been refurbished to an extremely high standard with features including a fully fitted kitchen, balcony and sea glimpses.

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



The Property

Entrance hall with hatch to roof space, recess ceiling spotlights, airing cupboard housing the pressurised hot water cylinder, radiator and consumer unit

The kitchen/dining room is a fantastic size with large walk-in storage cupboard, a fantastic range of white wall and base units with a contrasting timber effect worktop with built in appliances including a tall stand up fridge freezer, under counter oven, four burner electric hob with glass splash back and extractor fan, space and plumbing for washing machine, integrated dishwasher, one and a half bowl stainless steel sink with mixer tap over and ample space for four seater table and chairs

Bright double aspect sitting room situated at the front of the building with a bright sunny southerly aspect, has views over the communal gardens and benefits from sea glimpses, has a TV aerial point and ample space for a three piece suite

There are two bedrooms with the master bedroom being a particularly good size with space for a double bed, bedside cabinets and wardrobes and benefits from its own private balcony with double glazed door leading out, has a bright sunny southerly aspect and enjoys sea glimpses

The bathroom again has been beautifully finished with modern suite comprising a panel bath with mixer tap over and independent thermostatic shower, glass shower screen, wall hung wash hand basin with mixer tap over and storage beneath, WC with hidden cistern, chrome heated towel rail, extractor fan and wall hung mirror with built in light





Gardens & Grounds

To the front of the property is an area of communal garden, the upkeep of which is paid for out of the annual maintenance charge.

To the rear of the property is a large area of parking with additional communal gardens.

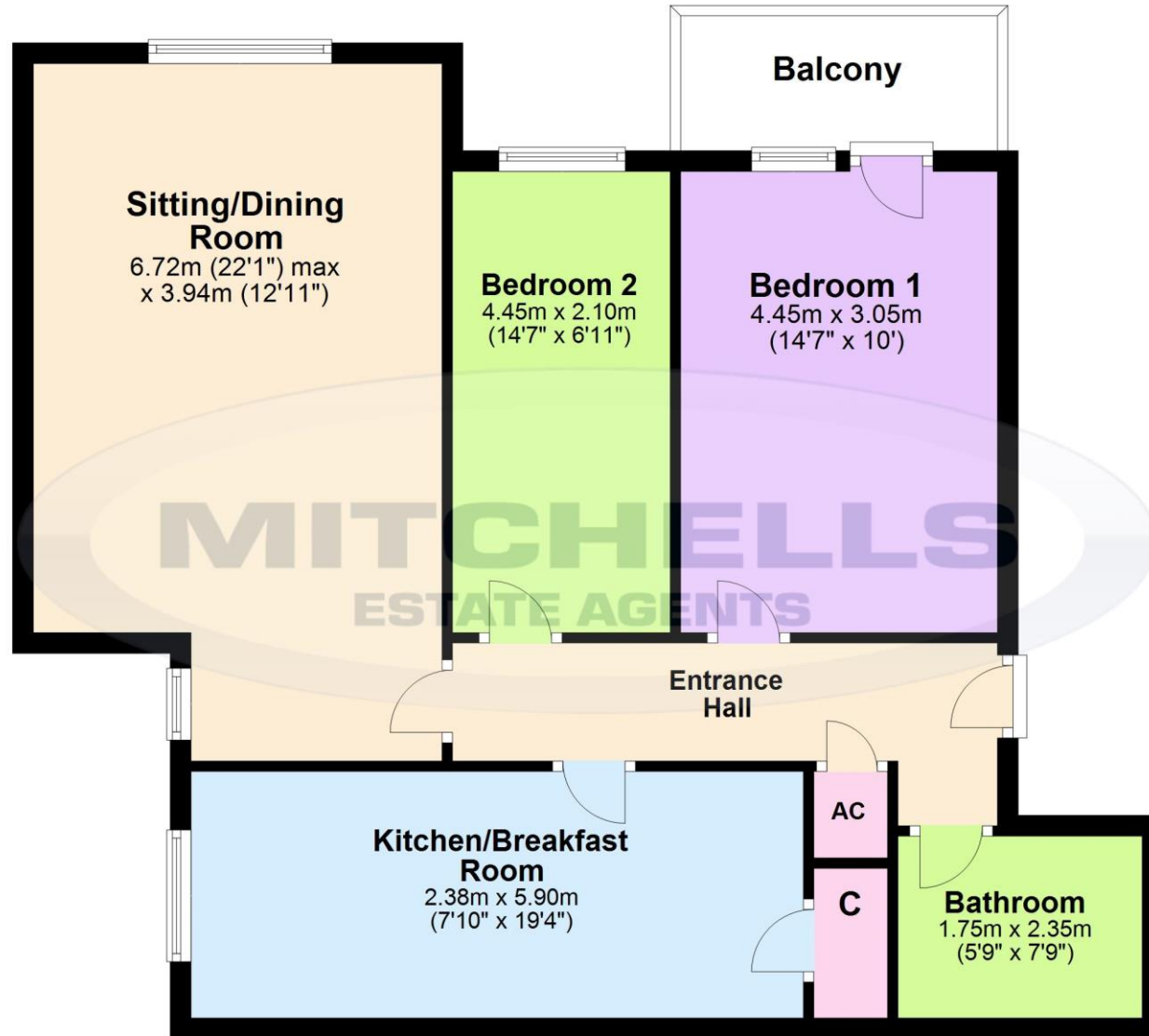
The property benefits from owning its share of the freehold.

Services

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

Floor Plan

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



Total area: approx. 76.8 sq. metres (826.1 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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