



*16 Aldbury Court, Barton On Sea, BH25 7DJ*

£299,950

**Mitchells**  
1963 — TODAY





*16 Aldbury Court  
Grove Road  
Barton On Sea  
Hampshire  
BH25 7DJ*

A fantastically positioned two double bedroom first floor apartment that has undergone a total refurbishment and is presented in as new condition. Features of the property include a generous kitchen/dining room with an open eastly outlook, a dual aspect sitting/dining room with east and southerly views and a luxury fully tiled bathroom. This property would make an ideal main residence or holiday home.

- Entrance Hall
- Kitchen/Dining Room
- Sitting/Dining Room
- Two Bedrooms
- Bathroom
- Residents Parking
- Balcony
- Vacant Possession
- Share of Freehold



## The Property

Communal entrance hall for two that has been newly carpeted and decorated.

Entrance hall to the apartment with a high specification wood effect laminate flooring, a large cupboard housing the high pressure water system with slatted shelving and newly installed electrics and access into the loft space.

Dual aspect sitting/dining room with a continuation of the wood effect flooring, a feature bay window with an east and southerly aspect making it a very bright room.

Generous kitchen/dining room with matching high gloss white wall and base storage cupboards with a contrasting laminate worktop, integral Bosch electric fan oven with ceramic hob and fridge freezer and space for a washing machine. There is a continuation of the wood effect flooring and a walk in larder cupboard.

The bathroom has been stylishly fitted with stone effect wall tiles and a matching white suite comprising a full sized bath with shower over, wash hand basin inset into a wall hung vanity unit with drawers, a low flush WC with a concealed cistern, a ladder towel rail and antico tile effect flooring.







## *Gardens & Grounds*

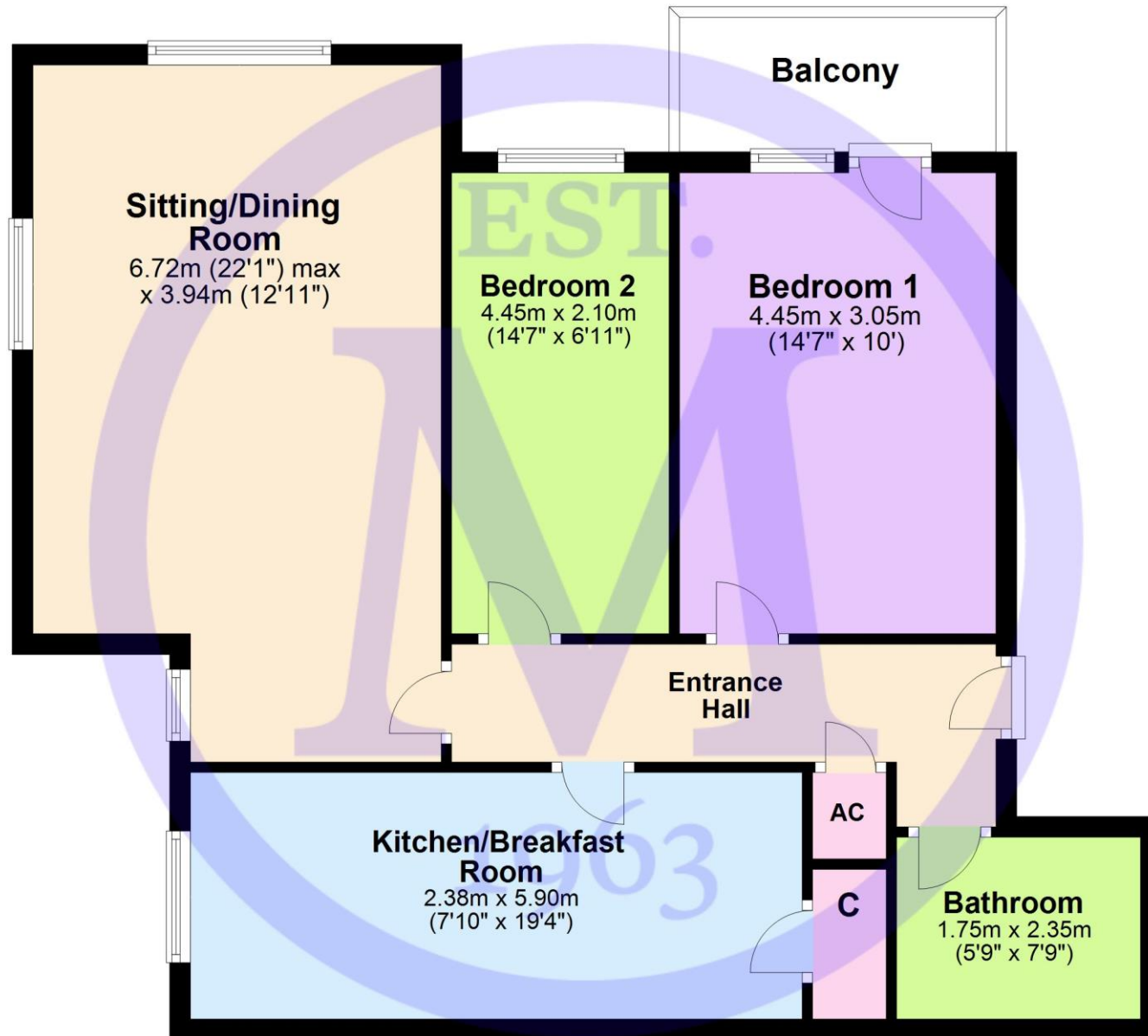
To the front of the property is area of communal garden, the maintenance of which is paid for out of the annual maintenance charge. To the rear of the property there is an area of residents parking along with communal grounds.

## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band TBC
- Energy Performance Rating E

# 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 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, 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.







[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

Centenary Buildings  
8-10 Old Milton Road  
New Milton  
Hampshire  
BH25 6DT

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