



*Flat 8, Aldbury Court, Grove Road, Barton on Sea, BH25 7DJ*

£325,000

**Mitchells**  
1963 — TODAY



*Flat 8  
Aldbury Court  
Grove Road  
Barton on Sea  
New Milton  
Hampshire  
BH25 7DJ*

A bright, spacious and well maintained two double bedroom ground floor apartment which occupies a preferred position in this block on the southside with an elevated patio. Other features of the property include two good sized bath/shower rooms, a modern semi-integral kitchen, a private front door and excellent parking. The property is situated only one road back from Barton On Sea's clifftop with shops and cafes within walking distance.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- Shower Room
- En-Suite Bathroom
- Private Patio
- Parking



## The Property

Entrance hall with built in cupboard housing the electric consumer unit and electric metre.

The living/dining room is located on the southeast side of the block offering a dual aspect making it particularly bright and with patio doors leading out to the elevated patio.

The kitchen is located on the east side of the property enjoying the morning sun with an excellent range of laminate pine effect wall and base storage cupboard including a glazed display cabinet, tiled effect laminate flooring, a contrasting dark stone effect worktop, a built in Hotpoint double oven, four ring Halogen hob and space for an undercounter fridge freezer, washing machine, dishwasher and a generous built in larder cupboard with shelving.

Two double bedrooms both located on the southside, bedroom one of a particularly generous size with built in cupboard and ample space for wardrobes, drawer units and dressing table.

Two bath/shower rooms which have been fitted to a luxury standard.

Shower room with a matching white suite comprising a low flush WC with concealed cistern and storage to the side, pedestal wash hand basin, a double width walk in shower, part tiled walls, tiled flooring and a ladder towel rail.

The en-suite has fully tiled walls, a P shaped bath with shower fitting over and shower screen, low flush WC, pedestal wash hand basin, large built in cupboard, a separate custom fit storage unit, tiled flooring and a ladder towel rail.





## *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.

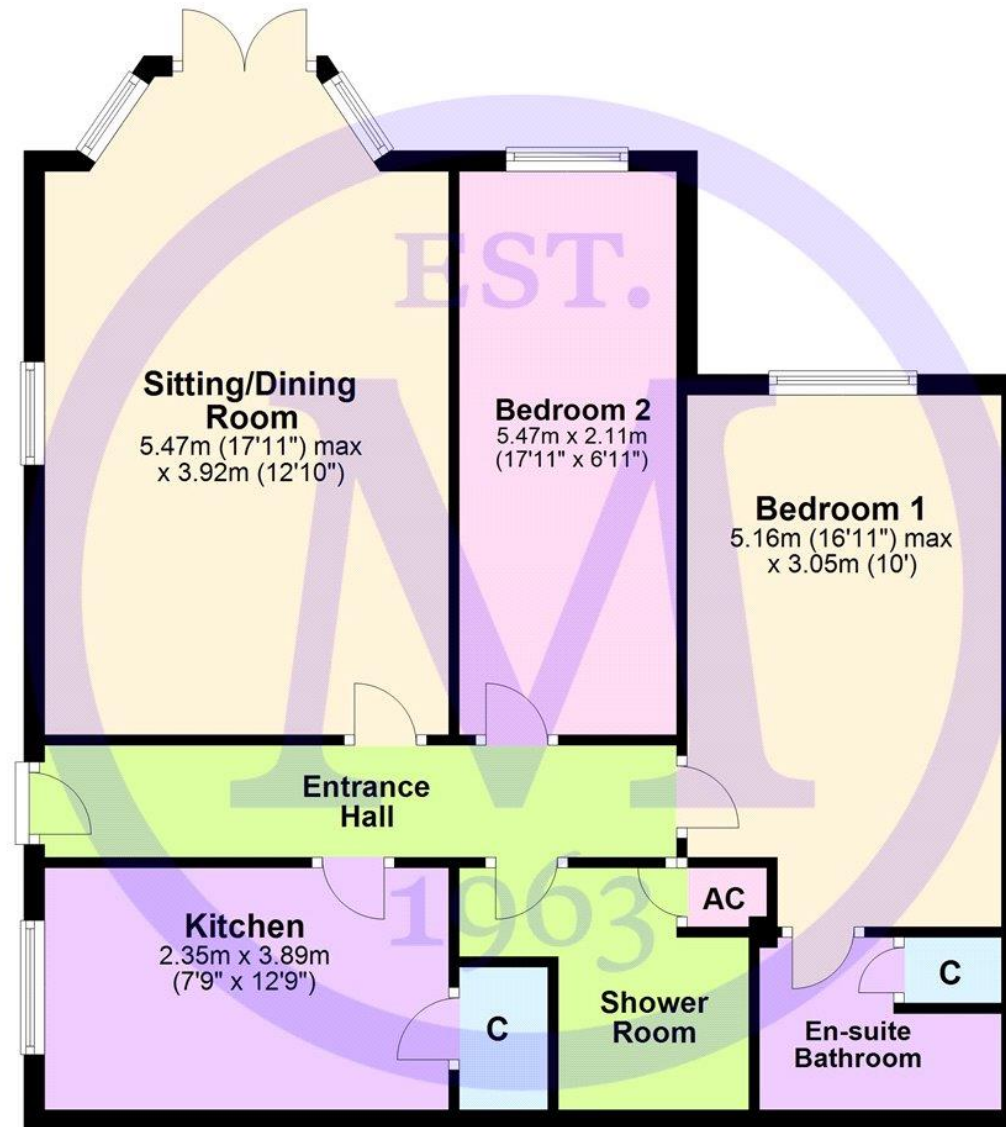
The property benefits from owning its share of the freehold.

## *Services*

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

## Floor Plan

Approx. 79.6 sq. metres (857.2 sq. feet)



Total area: approx. 79.6 sq. metres (857.2 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.'

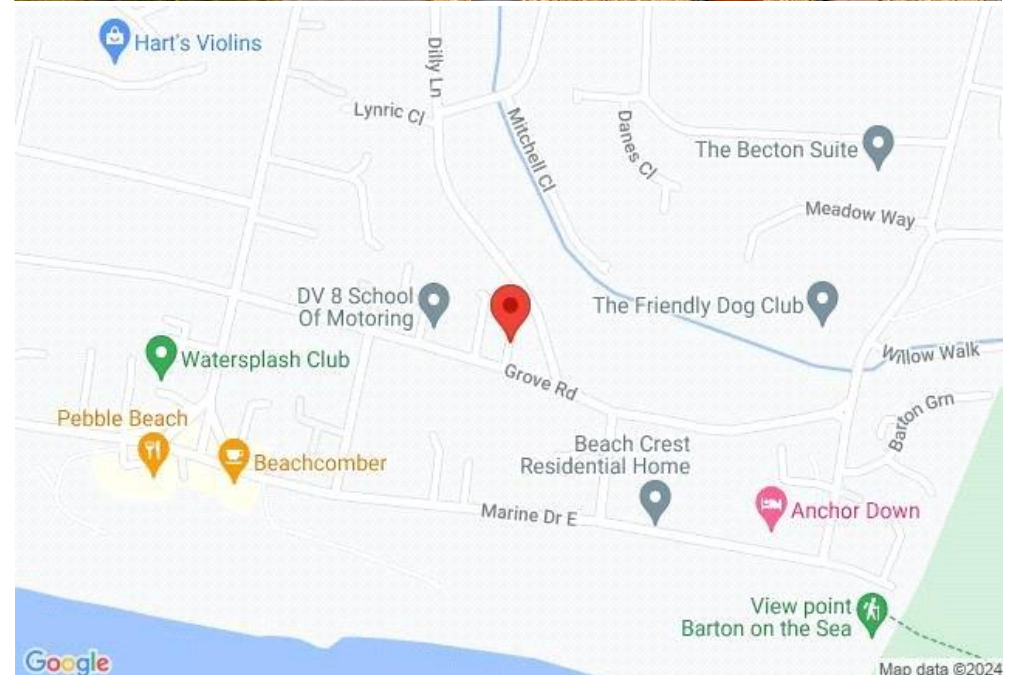
Plan produced using PlanUp.

## 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, 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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