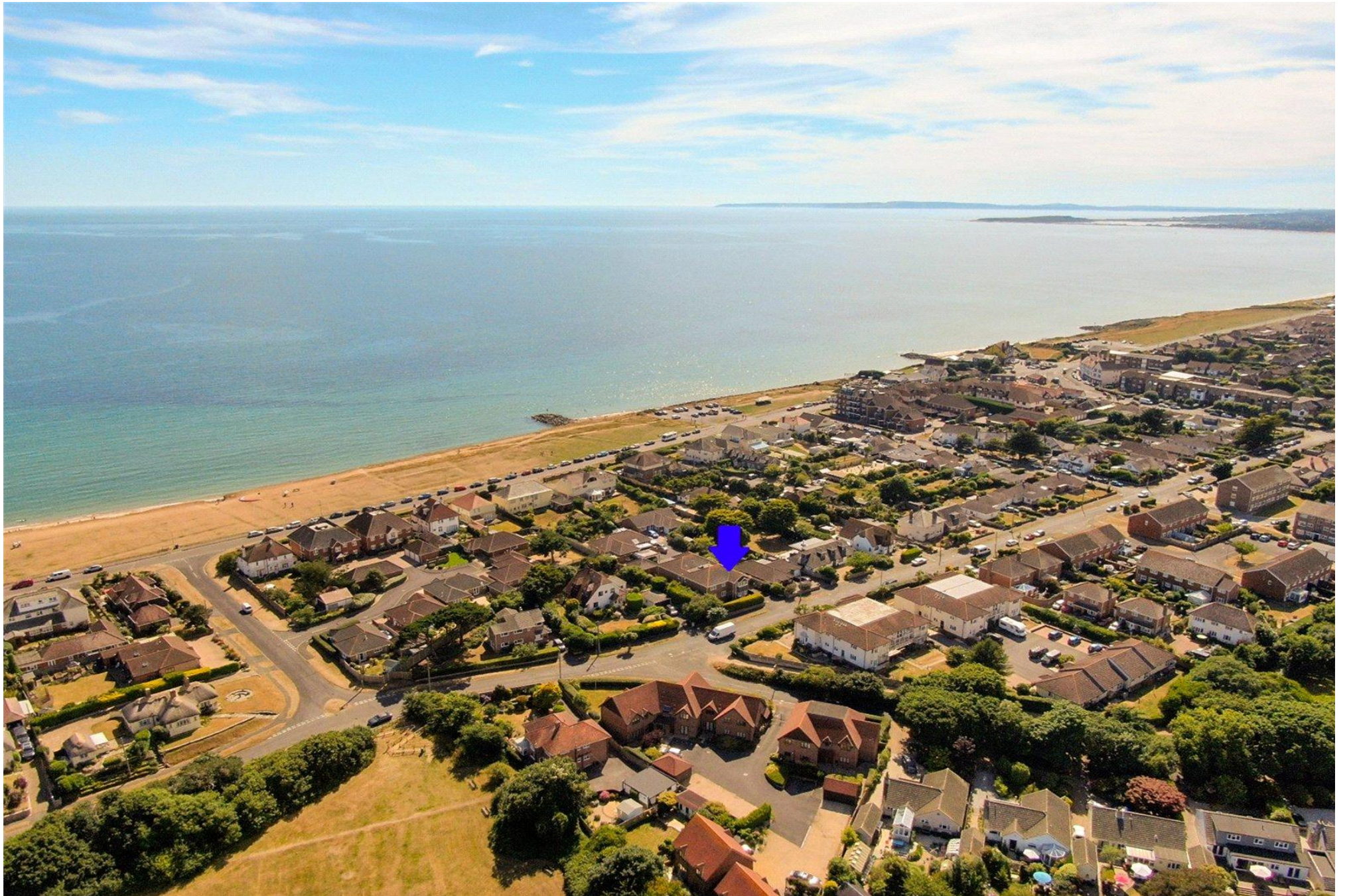




*3 Grove Gardens, Barton on Sea, BH25 7HJ*

£300,000

**Mitchells**  
1963 — TODAY



*3 Grove Gardens  
Barton on Sea  
New Milton  
Hampshire  
BH25 7HJ*

**\*\*NO CHAIN\*\*** A spacious two bedroom, two bathroom first floor apartment situated only a stone's throw from Barton on Sea clifftop and Long Meadow. The property has been beautifully maintained by the current owner, and features include a kitchen/breakfast room, sitting/dining room, two double bedrooms, with bedroom one benefiting from built-in wardrobes and an en-suite shower room, a family bathroom and a long remaining lease.

- Entrance Hall
- Kitchen/Breakfast Room
- Sitting/Dining Room
- Two Large Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Carport
- Communal Gardens
- Approx 103 Years Remaining On Lease
- Share Of Freehold
- No Forward Chain



## The Property

Entrance hall with a useful coats cupboard, entry phone system with camera, cupboard housing Vaillant gas fired central heating boiler, central heating thermostat, and trap to roof space with pull down ladder.

Kitchen/breakfast room with tiled flooring, part tiled walls, space for a four seater dining table and chairs, shaker style wall and base units with a contrasting solid worktop, one and a half bowl sink unit with mixer tap over and drainer, four burner gas hob with hidden extractor fan over, eye level Bosch double oven, and integrated appliances including full sized dishwasher, washer dryer, and under counter fridge and freezer.

The sitting/dining room is a generous size with a feature bay window, carpeted flooring, and a radiator.

Family bathroom with fully tiled walls and flooring, extractor fan, electrical shaving points, and a suite comprising WC, panel bath with mixer tap over and handheld shower attachment, wash hand basin with storage beneath, radiator, and wall hung mirror fronted medicine cabinet.

Bedroom one is a brilliant, spacious room with a pleasant view to the front, two sets of built-in wardrobes, and a door leading through to the en-suite shower room.

The en-suite benefits from fully tiled walls and flooring, extractor fan, UPVC double glazed window, and a suite comprising WC with hidden cistern, wash hand basin with storage beneath, shower cubicle with thermostatically controlled shower and glass sliding door.

Bedroom two is a generous king sized room with a pleasant outlook over the front and ample space for bedroom furniture.





## *Gardens & Grounds*

Grove Gardens sits within beautifully maintained communal gardens and grounds, with parking and garaging situated at the back of the development. 3 Grove Gardens benefits from an allocated parking space.

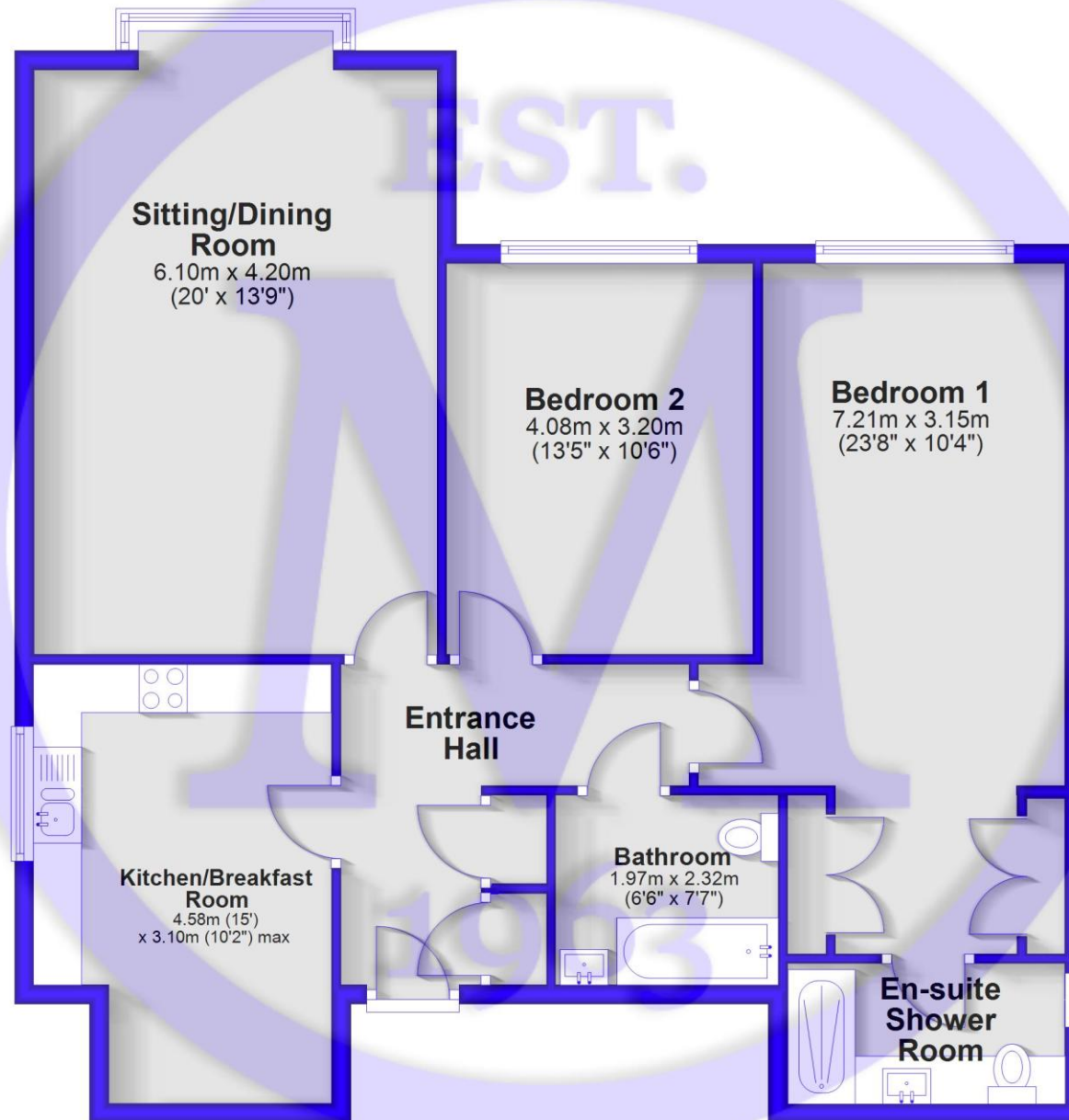
Barton on Sea clifftop and beach, along with Long Meadow, are only a short walk away.

## *Services*

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

## Ground Floor

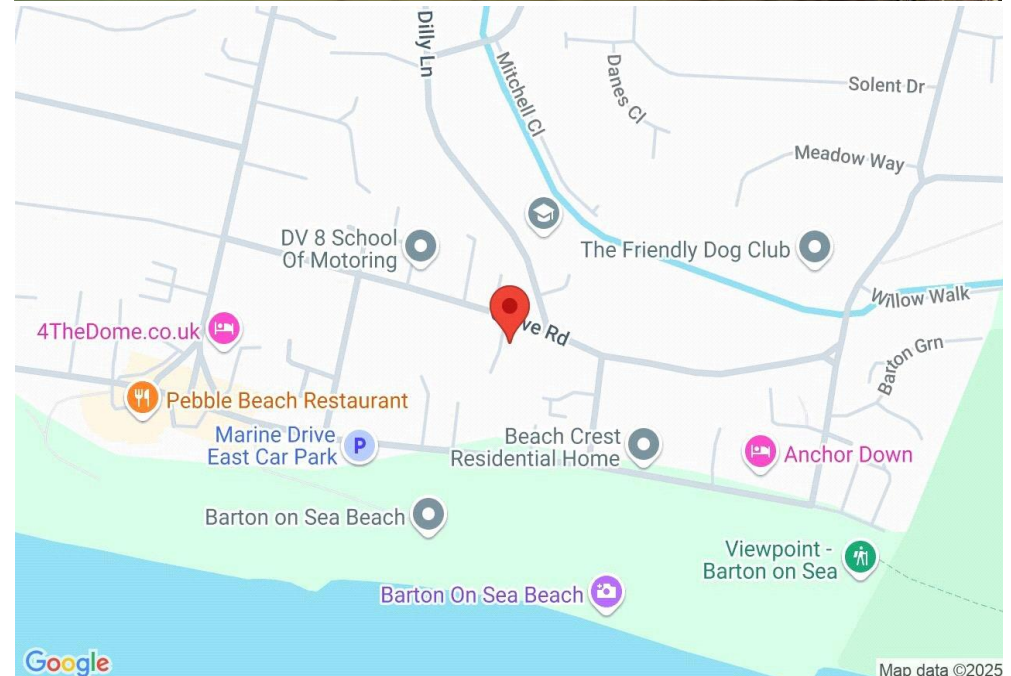
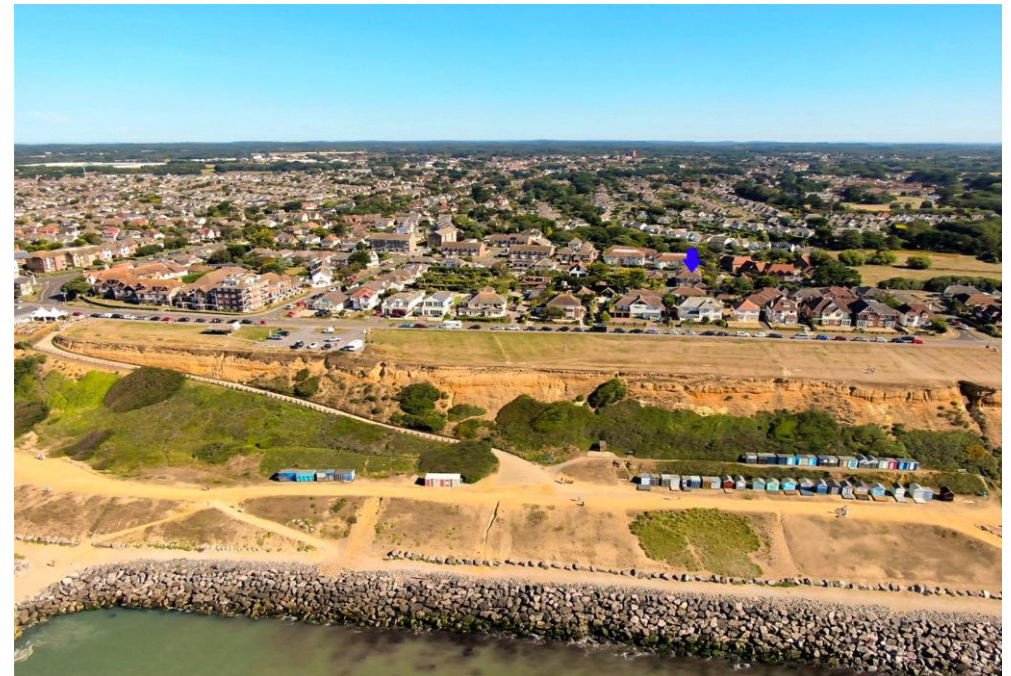
Approx. 96.4 sq. metres (1037.7 sq. feet)



Total area: approx. 96.4 sq. metres (1037.7 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.





[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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