



*Flat 1 Aldbury Court, 19-21 Grove Road, Barton on Sea, New*

*£285,000*

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*Flat 1 Aldbury Court 19-  
21 Grove Road  
Barton on Sea  
New Milton  
Hampshire  
BH25 7DJ*

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

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



## The Property

The entrance hall features a hatch to the roof space, recessed ceiling spotlights, an airing cupboard housing the pressurised hot water cylinder, a radiator, and the consumer unit.

The kitchen/dining room is a fantastic size, with a large walk-in storage cupboard and an excellent range of white wall and base units with a contrasting timber effect worktop. Built-in appliances include a tall freestanding fridge/freezer, under counter oven, four burner electric hob with glass splashback and extractor fan. There is space and plumbing for a washing machine, along with an integrated dishwasher, and a one and a half bowl stainless steel sink with mixer tap. The room offers ample space for a four seater table and chairs.

The bright, double aspect sitting room is situated at the front of the building and enjoys a sunny southerly outlook. It offers views over the communal gardens and benefits from sea glimpses. There is a TV aerial point and ample space for a three piece suite.

There are two bedrooms, with the master bedroom being a particularly generous size. It accommodates a double bed, bedside cabinets, and wardrobes, and benefits from its own private balcony accessed via a double-glazed door. The room has a bright southerly aspect and enjoys sea glimpses.

The bathroom has been beautifully finished with a modern suite comprising a panel bath with mixer tap and independent thermostatic shower over, a glass shower screen, wall hung wash hand basin with mixer tap and storage beneath, a WC with hidden cistern, a chrome heated towel rail, an extractor fan, and a 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 covered by the annual maintenance charge.

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

The property benefits from ownership of a share of the freehold.

## *Services*

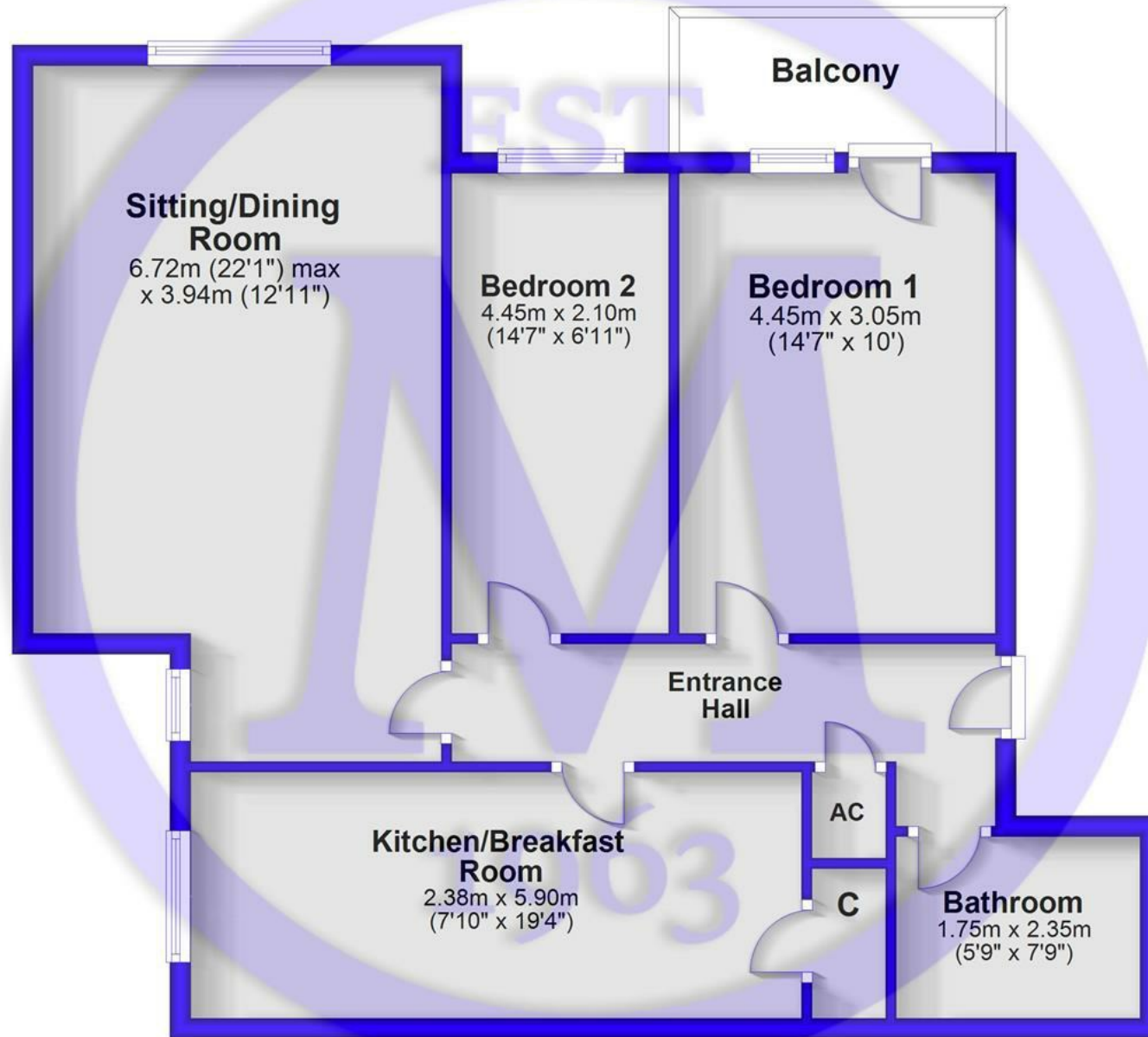
Mains gas, electricity, water and drainage

Council Tax Band: C

Energy Performance Certificate (EPC) Rating: D

# 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, 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.





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