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3 ALDBURY COURT, 19-21 GROVE ROAD, BARTON-ON-SEA BH25 7DJ PRICE £340,000 **SHARE OF FREEHOLD**

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A beautifully presented ground floor two double bedroom flat.

Flat 3 Aldbury Court, 19-21 Grove Road, Barton-on-Sea BH25 7DJ
Price £340,000 **Share of Freehold**

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Situation:

Barton-on-Sea is situated in a beautiful location, in Hampshire, right next to the Dorset border. The immediate vicinity gives access to the stunning coastline overlooking Christchurch Bay. Also, within easy reach by car is The New Forest National Park c* 5.3 miles, with over 50 square miles of unspoilt ancient woodland including places to visit such as Beaulieu, Buckler's Hard and Exbury Gardens. Ferries to The Isle of Wight are available from Lymington and to the west lies the beautiful Isle of Purbeck with the (UNESCO world heritage) Jurassic Coast and Poole harbour which embraces RSPB Arne (The base of BBC Springwatch).

As well as the incredible natural advantages of living in Barton, the practical reasons are also abundant with an array of easily accessible local amenities, shopping and transport facilities. New Milton Train station is c.*1.6 miles, giving fast rail access to London Waterloo in circa 1 hour and 40 mins. New Milton has an excellent range of shops, cafes and supermarkets, including an M&S and a department store (Bradbeers). Also, there are excellent local airports (Bournemouth and Southampton) and ferry services to Jersey from Poole. Barton-on-Sea golf course is c.*1.1 miles and nearby restaurants include The Cliff House, Pebble Beach and the world Renowned Chewton Glen. Finally, water sports fans can enjoy an abundance of locations on the coast between Lymington and Poole.

Source *Google Maps

Description:

A beautifully presented ground floor two double bedroom flat located one road back from the stunning Barton cliff top with its fabulous coastal views and access to the Beach below. The property is offered with a Share of Freehold.

The development was modernised back in 2023 with the current owners improving further with stylish alterations and additions.

The property is entered via its own private front door, leading to the entrance hall with attractive LVT flooring flowing into the living room and kitchen.

The lounge/diner is an appealing room, with a southerly aspect, bay window, large attractive media wall and access via patio doors to private patio.

The kitchen has been well designed with ample worksurface, integrated cooking appliances and fridge freezer. Off the kitchen is an extremely useful pantry style cupboard.

The two bedrooms are both good sizes and benefit from fitted wardrobes with the principal room having an en-suite bathroom. The family shower room completes the accommodation.

Outside the property has an area of patio directly from the living room and a seating area outside the bedroom window.

The flat has one allocated parking space.

Service charge: approx. £1554.60 pa

Summary:

- A beautifully presented ground floor flat
- Two double bedrooms with fitted wardrobes
- A family bathroom and en-suite
- Fitted kitchen with integrated appliances and pantry
- Functional laundry cupboard
- Southerly aspect lounge/diner with bay window and patio doors to private patio
- Allocated parking space
- NFDC Council Tax Band C

Useful Information

Services - Mains Electric, Mains Water & Drainage

Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 1000mbps

Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

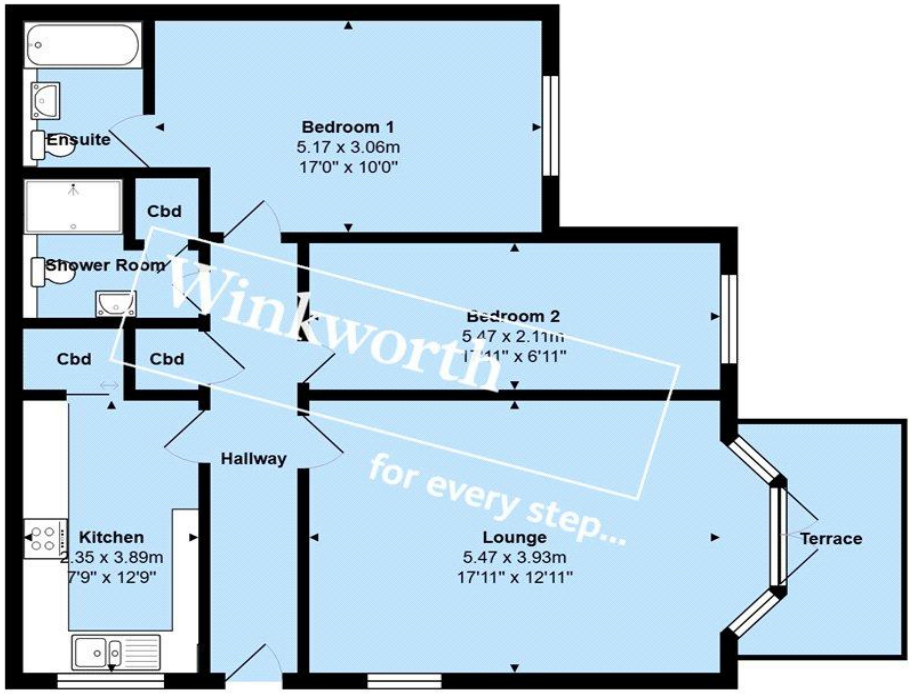
* https://checker.ofcom.org.uk/ used for information regarding service availability


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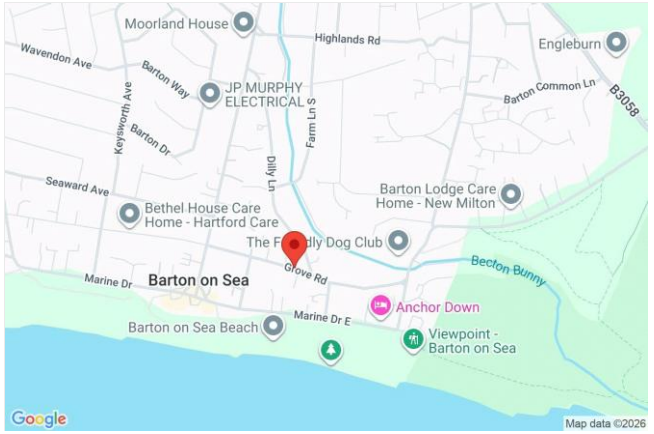

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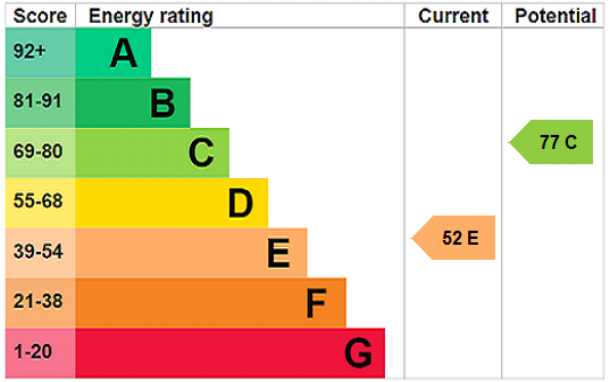

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Total Area: 80.9 m² ... 870 ft² (excluding terrace)

All measurements are approximate and for display purposes only





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