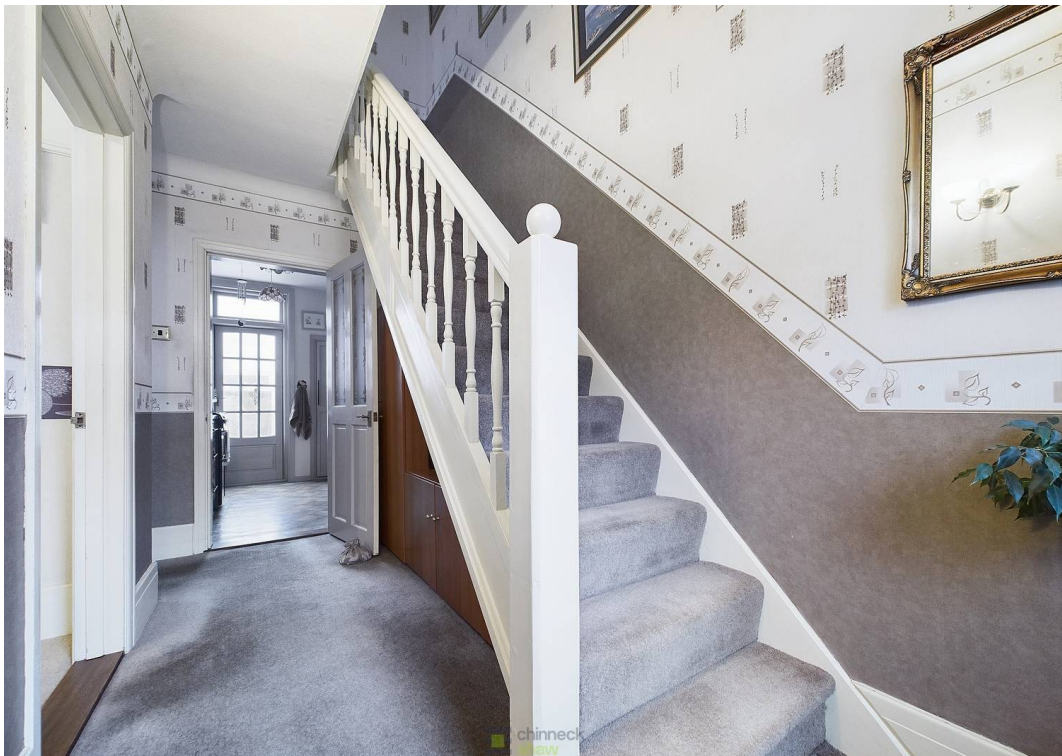




171 Hayling Avenue, Baffins
Portsmouth

Offers in Region of £310,000





171 Hayling Avenue

Baffins, Portsmouth

This charming bay-fronted family home in a sought-after area backs onto Tangier Park and is near Baffins Pond.

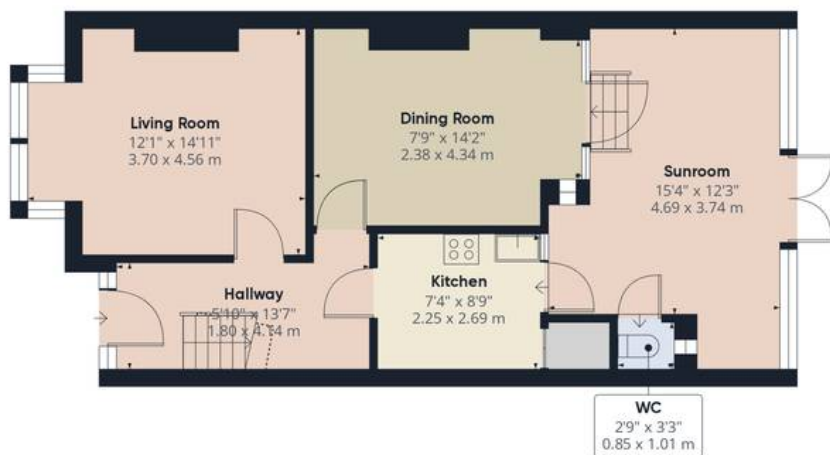
A small courtyard garden leads to the front door. Inside, a bright hallway with stairs to the first floor and storage cupboards greets you. The generous living room features a large bay window, creating a light and inviting atmosphere. A door from the hallway leads to a separate dining room, ideal for family meals or entertaining guests.

The modern kitchen is light and airy with ample storage. A half-glazed door from the kitchen opens to the sunroom, which also has extra storage and access to a downstairs WC. From the sunroom, step into the good-sized garden backing onto Tangier Park, with access to a double garage.

Upstairs, a modern bathroom with a walk-in shower. The main bedroom features a large bay window. To the rear, overlooking Tangier Park, are two more bedrooms – one double and a smaller room used as an office.

Material Information • Tenure: Freehold • Council Tax: Band C • Electricity: Mains Supply • Heating: Electric • Water Supply: Mains supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: Double garage • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low risk





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1362.28 ft²
126.56 m²

Reduced headroom

10.2 ft²
0.95 m²

(1) Excluding balconies and terraces

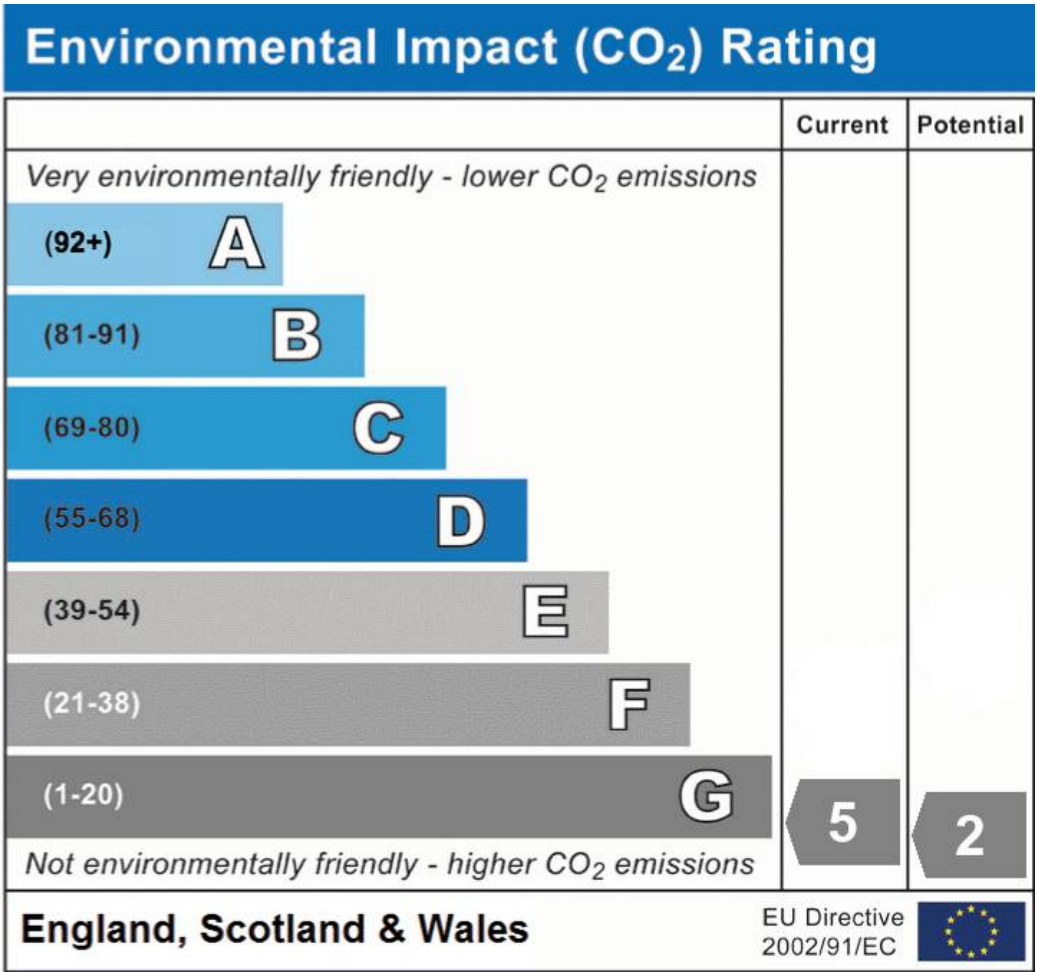
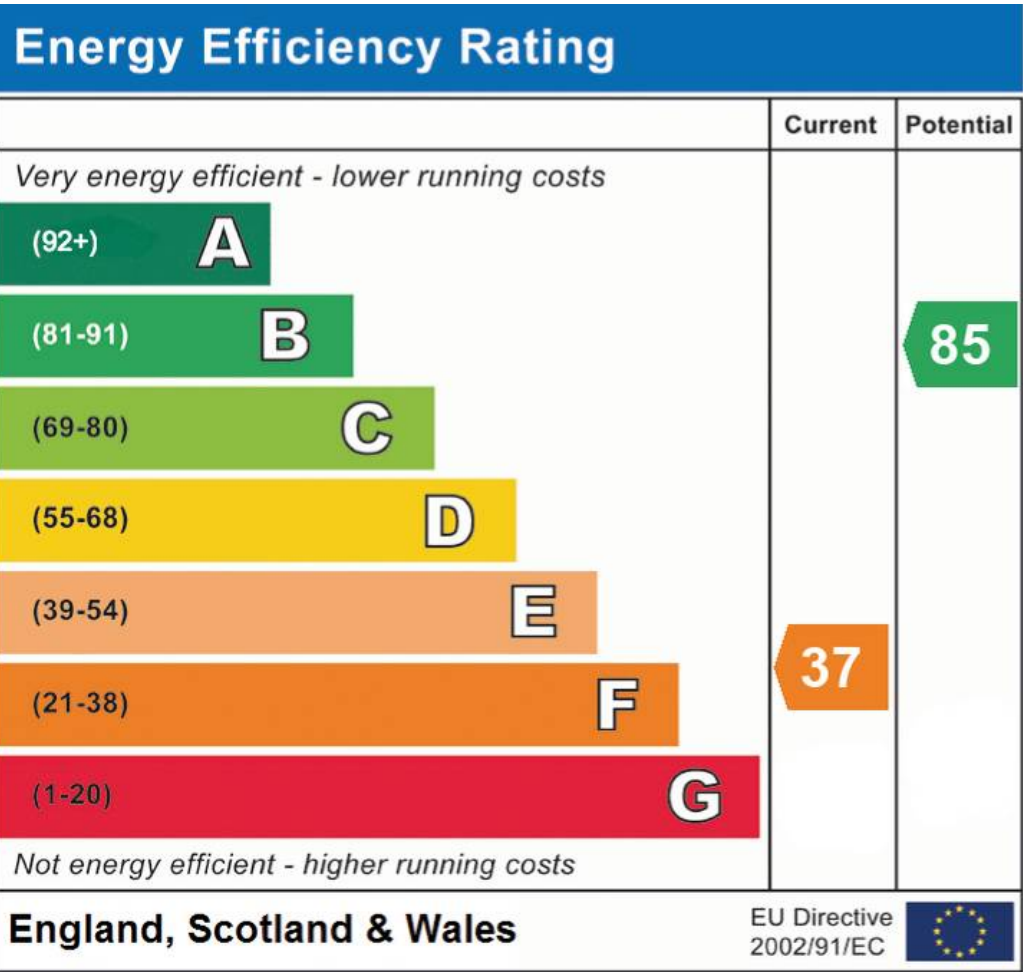
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Chinneck Shaw
 Bridge House, Milton Road, Portsmouth – PO3 6AN
 023 9282 6731
hello@chinneckshaw.co.uk
www.chinneckshaw.co.uk/

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