



26 Ascot Road

Baffins, Portsmouth, PO3 6EY

Offers in the region of £355,000



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Welcome to this beautifully presented three-bedroom end terrace house, ideally positioned in the heart of Baffins on the ever-popular Ascot Road. With its stylish modern interior, generous living spaces, and practical family-friendly layout, this home is the perfect blend of contemporary comfort and period charm. From the moment you step inside, you'll see why properties of this calibre rarely come to market in such a sought-after location.

Ascot Road is a peaceful residential street just a short walk from Baffins Pond and Tangier Playing Fields, offering green open space right on your doorstep. Families will appreciate the proximity to highly regarded Langstone Primary School, both within walking distance, and commuters will love the easy access to the Eastern Road, providing quick links in and out of Portsmouth. Shops, cafés, and local amenities are all close by, making this a truly convenient and desirable place to live.

The property has real kerb appeal with its traditional bay frontage and smart forecourt. Step through the front door into a bright and welcoming hallway, where you'll find a handy storage area tucked neatly under the stairs, perfect for coats, shoes, and everyday essentials. From here, you enter the spacious lounge, flooded with natural light from the large bay window. This inviting room is beautifully decorated in calming tones, striking the balance between cosy retreat and generous family living space. It's ideal for relaxing evenings, yet large enough to comfortably accommodate modern furnishings. A practical ground floor WC can also be found just off the hallway.

Undoubtedly the highlight of this property is the

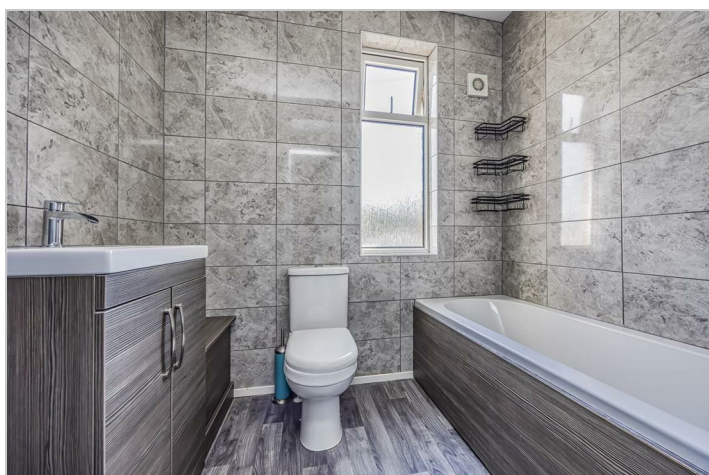
stunning open plan kitchen, dining, and family area that spans the width of the house at the rear. This impressive space has been designed with modern living in mind and truly has the 'wow' factor. The centrepiece is a large kitchen island, providing an ideal hub for both cooking and entertaining. Whether you're preparing meals, hosting friends, or helping children with homework, this is a room that works for every occasion. The fitted kitchen combines sleek, contemporary units with ample worktop space, integrated appliances, and thoughtful touches throughout. A discreet cupboard currently houses the boiler and washing machine, keeping the main living space clutter-free. The dining and family zones flow seamlessly, enhanced by floor-to-ceiling glazing and patio doors that open directly onto the garden. A pyramid-style skylight above brings in even more natural light, creating an airy, uplifting feel. This is a room made for entertaining, with a perfect connection between indoor and outdoor living.

On the first floor, the high standard of finish continues. There are two generously proportioned double bedrooms, each beautifully presented and filled with natural light. The third bedroom is a comfortable single, making it ideal as a nursery, home office, or study. The family bathroom is finished to a high specification, offering a stylish suite with a hotel-quality feel.

To the rear, you'll find a west-facing garden designed for low-maintenance enjoyment. Perfect for soaking up the afternoon and evening sun, it's a lovely spot for family time, alfresco dining, or simply relaxing at the weekend. Beyond the garden sits a generous garage, accessible via Ascot Road, and fitted with a brand-new

electric door. Whether you need secure parking, extra storage, or even a workshop space, this garage is a real asset.

This home has been thoughtfully updated and maintained to a superb standard by its current owners, creating a stylish yet practical property that's ready to move straight into. With its combination of character, modern design, and unbeatable Baffins location, this is one of the best family homes on the market right now. Don't miss your opportunity to make it yours – contact us today to arrange your viewing.



Road Map



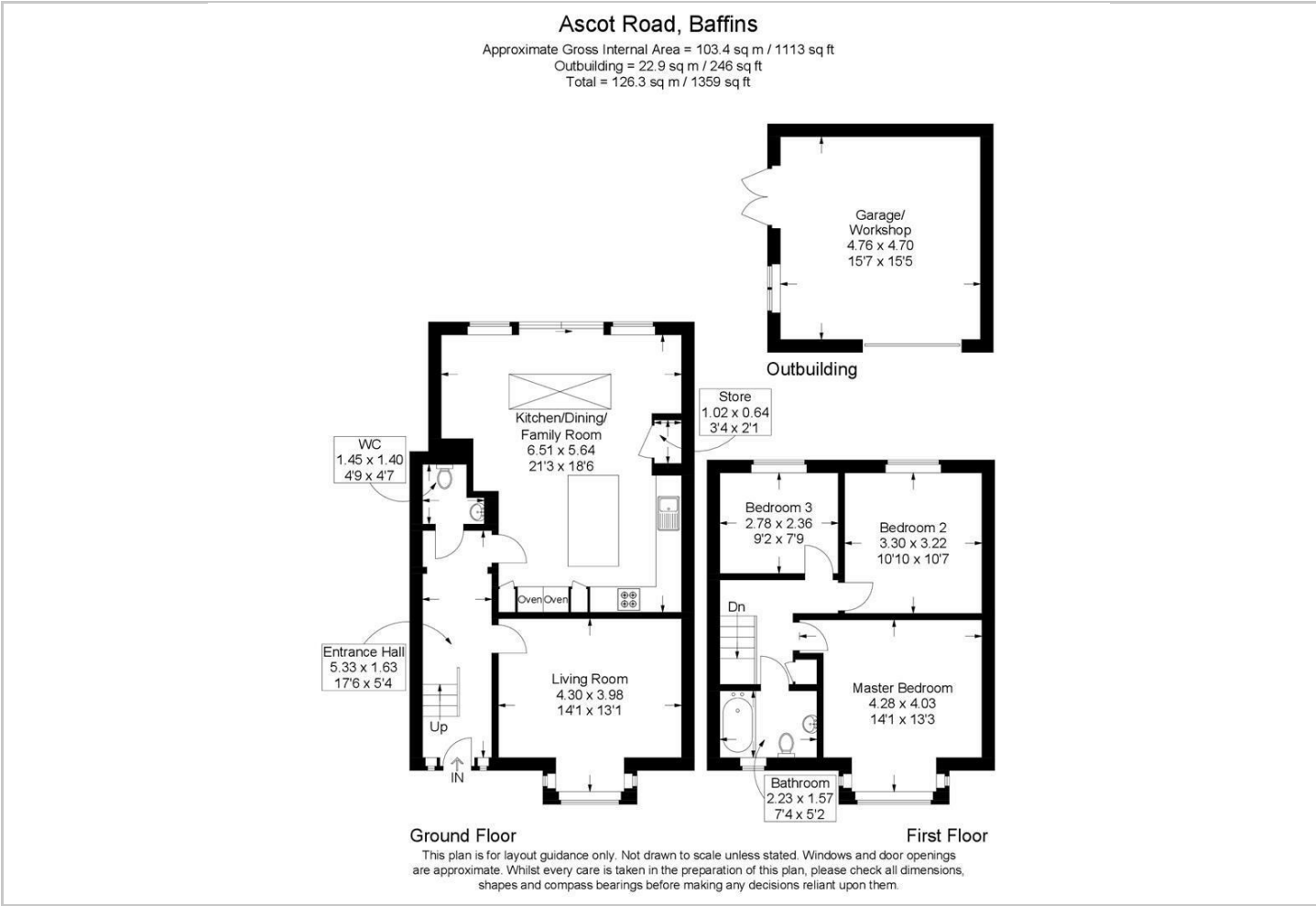
Hybrid Map



Terrain Map



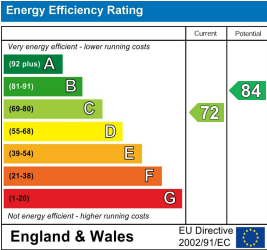
Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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