



20 Lynton Grove
Portsmouth, PO3 6NF
Asking Price £280,000

cogroves
Sales, Rentals and Block Management

20 Lynton Grove, Portsmouth, PO3 6NF

3 BEDROOM FAMILY HOME LOCATED IN BAFFINS WHICH IS MINUTES AWAY FROM BAFFINS POND. The accommodation of this nicely presented home comprises 3 bedrooms, entrance porch, lounge with bay window, fitted kitchen with lean to/storage area, ground floor WC, dining room with stained glass windows, conservatory, first floor shower room, loft room. The property is fitted with double glazing, gas central heating, some period features including fire place, ceiling roses and stained glass windows. The low maintenance rear garden is laid to artificial grass with patio and brick built shed. Great location close to shops and good local schools at Westover and Admiral Lord Nelson.

Entrance Porch

4'3 x 6'4 max (1.30m x 1.93m max)
Double glazed front door, stained glass door to:

Entrance Hall

Coved ceiling, dado rail, laminate flooring, radiator, stairs to first floor with under stairs storage cupboard.

Lounge

14'8 in to bay x 9'10 (4.47m in to bay x 3.00m)
Double glazed bay window to front, gas fire with mantel piece over, coved ceiling with central ceiling rose, radiator, laminate flooring.

Kitchen

12'4 x 7'5 (3.76m x 2.26m)
One and a half bowl stainless steel sink unit with range of wall and base cupboards with work surfaces over, oven, hob, extractor, integrated fridge freezer and washing machine, part tiled walls, laminate flooring, radiator, double glazed door to:

Lean To

5'7 x '5 max (1.70m x '1.52m max)
Double glazed door to garden.

WC

3'4 x 2'9 (1.02m x 0.84m)
WC, tiled flooring.

Dining Room

13'10 x 9'4 (4.22m x 2.84m)
Stained glazed windows to rear, dresser unit with drawers, cupboards and glass

display cupboards. Additional storage cupboards housing Vaillant gas boiler. Coved ceiling with central ceiling rose, radiator, laminate flooring.

Conservatory

9'5 x 6' (2.87m x 1.83m)
Double glazed windows to rear and door to garden, vinyl flooring.

First Floor Landing

Coved ceiling, storage cupboard, hatch to loft with drop down ladder.

Bedroom 1

12'4 x 13'2 (3.76m x 4.01m)
Two double glazed windows to front, coved ceiling with central ceiling rose, radiator.

Bedroom 2

11'2 x 9'3 (3.40m x 2.82m)
Double glazed window to rear, feature fireplace, built in cupboard, radiator.

Bedroom 3

11'9 x 7'6 (3.58m x 2.29m)
Double glazed window to rear, coved ceiling, radiator.

Shower Room

5'8 x 6'1 (1.73m x 1.85m)
Shower cubicle, wash hand basin, part tiled walls, tiled flooring, double glazed window to side, coved ceiling, spotlights, heated towel rail.

Loft Room

14' x 13' (4.27m x 3.96m)
Insulated, boarded, eves storage cupboards.

Garden

22' x 14 (6.71m x 4.27m)
Enclosed rear garden with wall and fenced boundaries, laid to artificial grass, patio area, side storage area, outside tap and garden shed.

Garden Shed

14' x 5'3 (4.27m x 1.60m)
Brick built shed with light and power,

Additional informaiton

Tenure: Freehold

Council Tax - Band B

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





Ground Floor

First Floor

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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