



**Hayling Avenue, Portsmouth PO3 6DY**

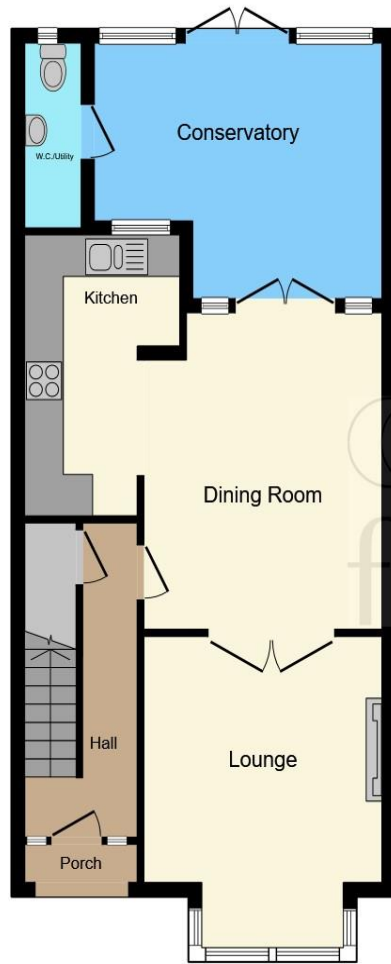
**welcome to**

**Hayling Avenue, Portsmouth**

\* OPEN HOUSE 25TH OF MAY 2024\* \*Call now to arrange a viewing\*

We are delighted to bring to the market this stunning three bedroom property located in Hayling Avenue, Baffins.

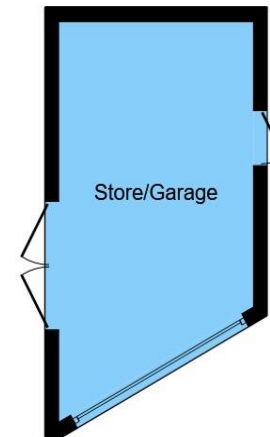




**Ground Floor**



**First Floor**



**Outbuilding**

**Entrance Hall**

**Lounge**

14' 10" INTO BAY x 12' 1" INTO RECESS ( 4.52m INTO BAY x 3.68m INTO RECESS )

**Dining Room**

11' 10" MAX x 15' 9" ( 3.61m MAX x 4.80m )

**Kitchen**

13' x 7' 11" ( 3.96m x 2.41m )

**Utility Room/Downstairs Toilet**

**Conservatory**

14' 8" Max x 12' 2" ( 4.47m Max x 3.71m )

**Landing**

**Bathroom**

**Bedroom 1**

14' 10" into bay x 9' 2" ( 4.52m into bay x 2.79m )

**Bedroom 2**

12' 2" x 9' 1" ( 3.71m x 2.77m )

**Bedroom 3**

8' 5" x 6' 8" ( 2.57m x 2.03m )

**Loft Room**

11' 8" x 18' 5" ( 3.56m x 5.61m )

**Rear Garden**

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Hayling Avenue, Portsmouth

- Three Bedrooms
- Modern Fitted Upstairs Bathroom
- Enclosed Rear Garden
- Modern Fitted Kitchen
- Rear Access

Tenure: Freehold EPC Rating: F

offers over

**£350,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/POR109721](https://fox-and-sons.co.uk/Property/POR109721)



Property Ref:  
POR109721 - 0004

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