

Jeffries & Dibbens
FOR SALE
023 9266 1662
jdb.co.uk

£325,000
43 Hayling Avenue
Portsmouth, PO3 6DT

PROPERTY SUMMARY

OFF-ROAD PARKING! Jeffries & Dibbens are delighted to offer for sale this EXTENDED, end-terraced property, located on Hayling Avenue, Baffins. Situated less than 500 yards from Baffins Pond and offered with NO ONWARD CHAIN, this property offers a selection of benefits. Accommodation comprises two reception rooms, a fitted kitchen, a conservatory and a downstairs shower room. The first floor consists of three bedrooms and a wet room. Additional benefits include gas central heating, partial double glazing and a fully enclosed, private garden with side pedestrian access and an outbuilding. The property does require modernisation, and to appreciate all that this property has to offer, please contact Jeffries & Dibbens Portsmouth today! 023 92 661 662

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HARD WOOD DOOR TO PORCH

PORCH Window to side aspect and front aspect, hard wood front door to hallway.

HALLWAY Obscure PVC double glazed window to aide aspect, stairs to first floor, door to reception room one, door to reception room two, door to kitchen, under stairs cupboard space, double radiator.

RECEPTION ROOM ONE 12' x 12' (3.66m x 3.66m) PVC double glazed bay window to front aspect, double radiator, fitted cupboards.

RECEPTION ROOM TWO 19' 9" maximum x 10'9" narrowing to 6'5" (6.02m x 3.2m) PVC double glazed window to rear aspect, sliding door to shower room, burrowed light window, door to conservatory.

SHOWER ROOM Pedestal wash basin, walk in shower cubicle, door to WC.

WC Obscure PVC double glazed window to rear aspect, close coupled WC, radiator.

CONSERVATORY Polycarbonate roof, PVC double glazed back door to garden, PVC double glazed window to rear aspect, plumbing for washing machine, space for dryer.

FIRST FLOOR LANDING Obscure PVC double glazed window to side aspect, door to bedroom one, two and three, wash room.

BEDROOM ONE 13' 5" maximum x 10' 9" plus wardrobe depth (4.09m x 3.28m) PVC double glazed window to front aspect, radiator, built in wardrobes.

BEDROOM TWO 11' 11" maximum x 9' 7" (3.63m x 2.92m) PVC double glazed window to front aspect, radiator, cupboard housing wall mounted combination boiler.

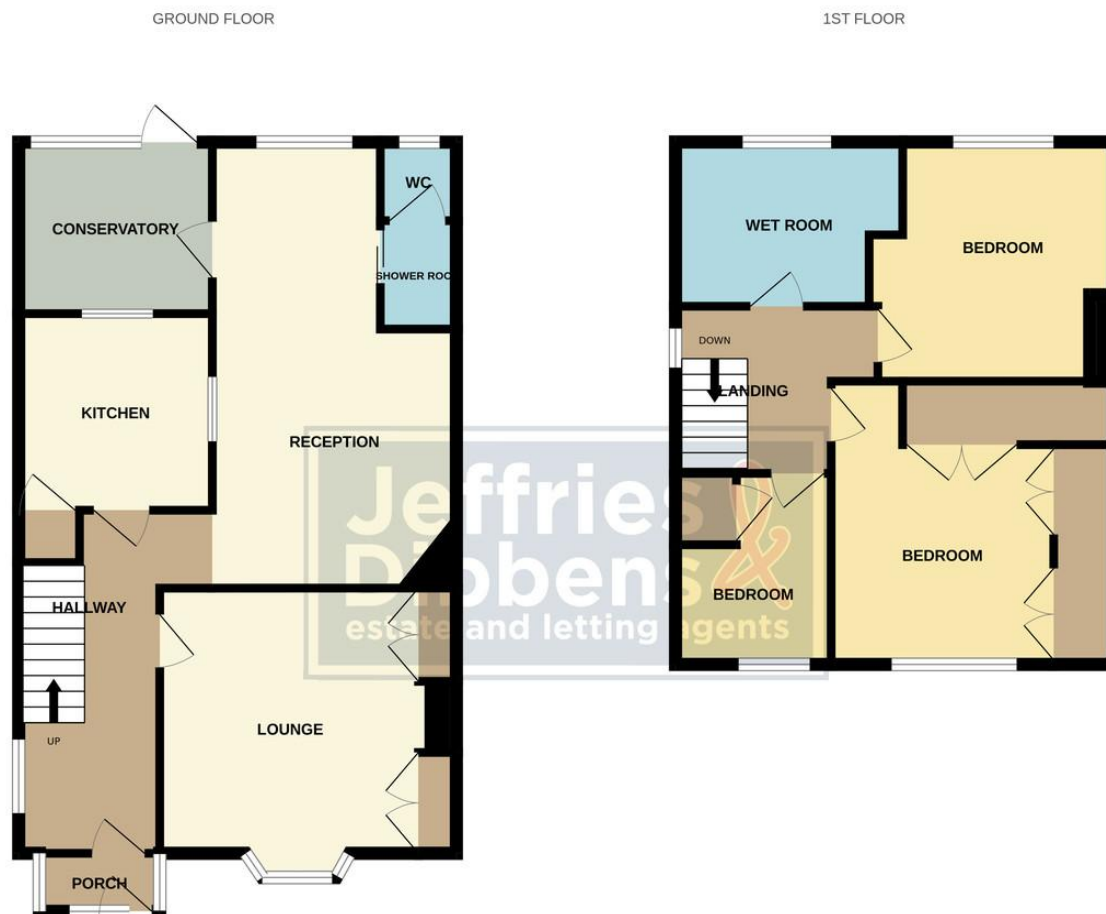
BEDROOM THREE PVC double glazed window to front aspect, radiator, cupboard housing wall mounted combination boiler.

WASH ROOM Obscure PVC double glazed window to rear aspect, pedestal wash basin, close coupled WC, stainless steel heated towel rail, electric power shower, tiled to principle areas.

GARDEN 40ft' (12.19m) North facing, fully enclosed, side pedestrian access, patio, shed, outbuilding.

OUTBUILDING 9' 6" x 4' 7" (2.9m x 1.4m) PVC door, obscure PVC double glazed window, tap.

OUTSIDE Off road parking.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

EPC TO FOLLOW

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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estate and letting agents

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