



52 Lynton Grove, Portsmouth

Offers in Region of £278,000

 chinneckshaw







# 52 Lynton Grove

Baffins, Portsmouth

## A Charming Home in a Sought-After Location

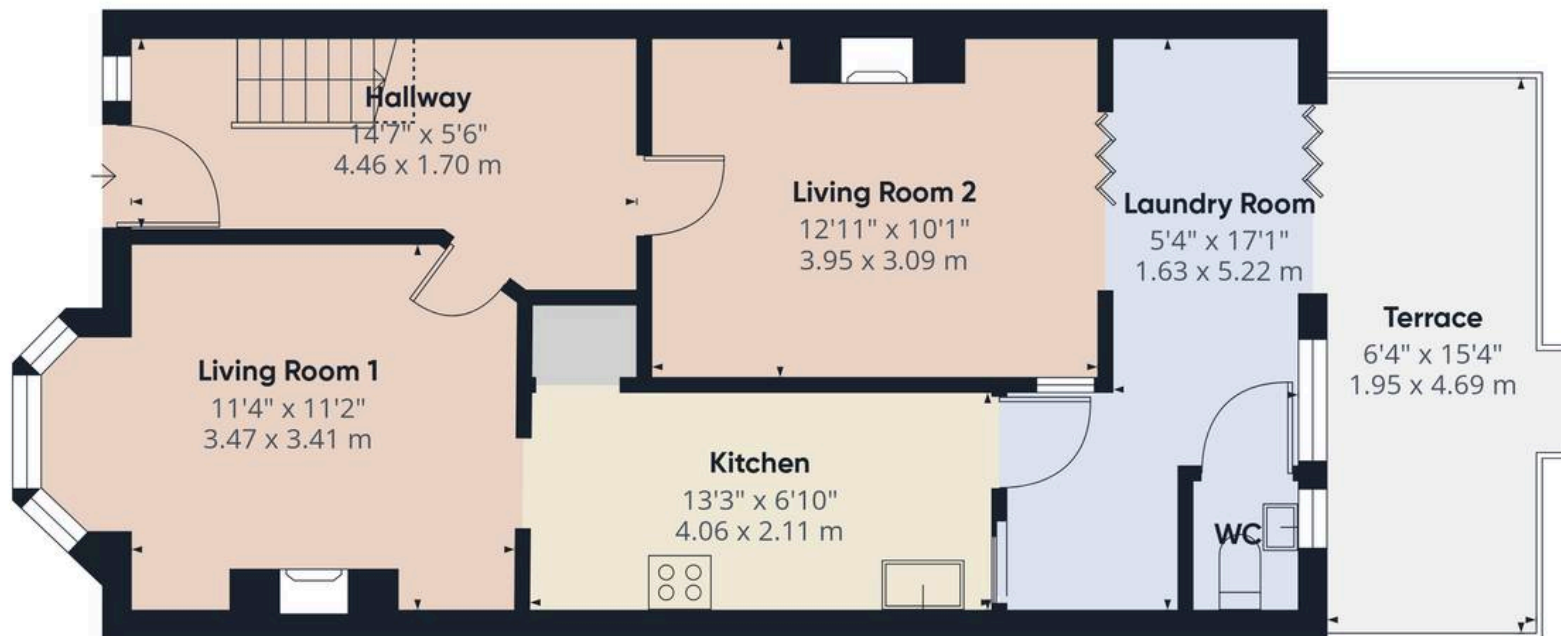
This lovely three-bedroom home is set in a highly popular area, close to Baffins Pond, Tangier Park and Great Salterns Recreation Ground, with local amenities and excellent transport links nearby.

A welcoming courtyard garden leads into a bright hallway with useful under-stair storage. Wooden flooring flows through the ground floor, enhancing the spacious feel. The front living room features a bay window and character fireplace, while the well-fitted kitchen offers ample units, a breakfast bar and access to a utility area with cloakroom. A sunroom overlooking the garden provides versatile space, complemented by a second reception room.

Upstairs, the main bedroom is generous, the second enjoys garden views and a fireplace, while the third makes an ideal single, office or playroom. A modern bathroom completes the home. Outside, a private garden includes patio, lawn, decking and brick-built shed.

**Material Information** • Tenure: Freehold • Council Tax: Band C • Electricity: Mains Supply • Heating: Gas • Water Supply: Mains supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: On Street • 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<sup>(1)</sup>**

979 ft<sup>2</sup>

91.1 m<sup>2</sup>

**Balconies and terraces**

99 ft<sup>2</sup>

9.2 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>

1 m<sup>2</sup>

(1) Excluding balconies and terraces

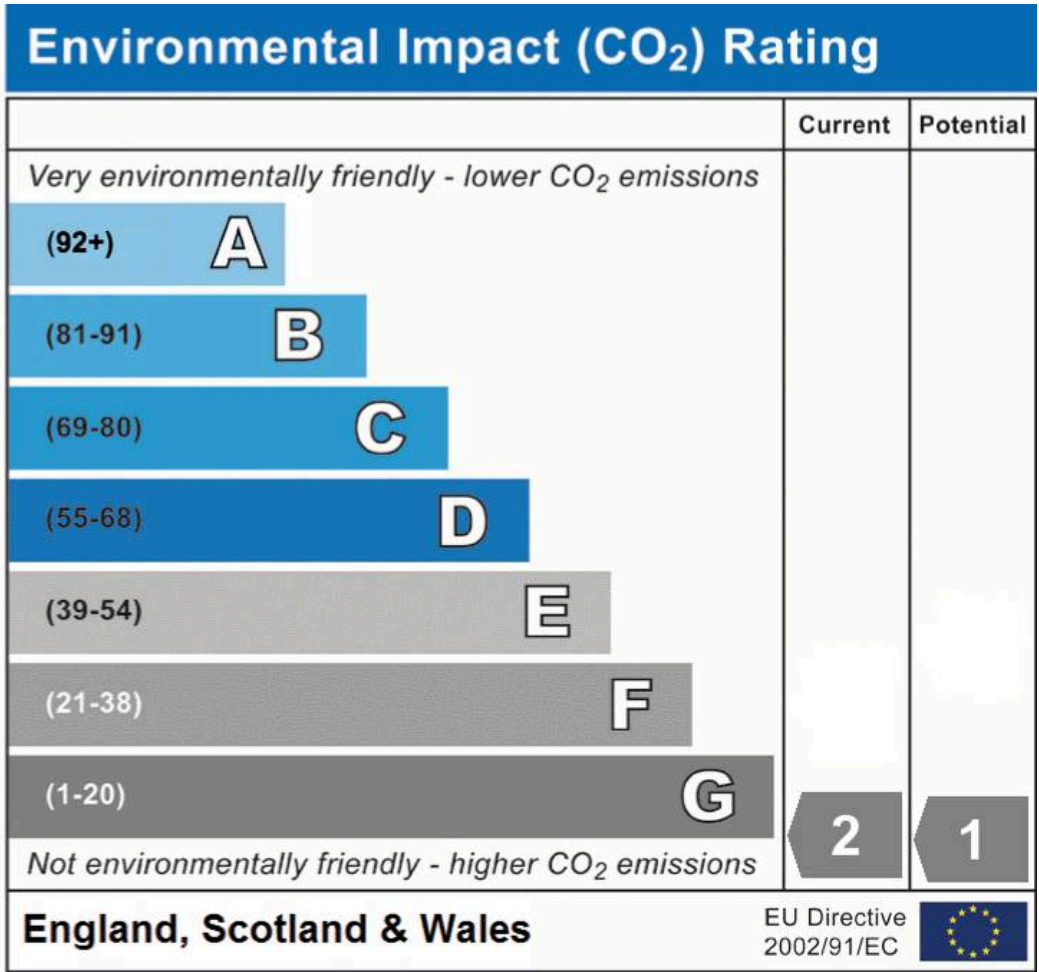
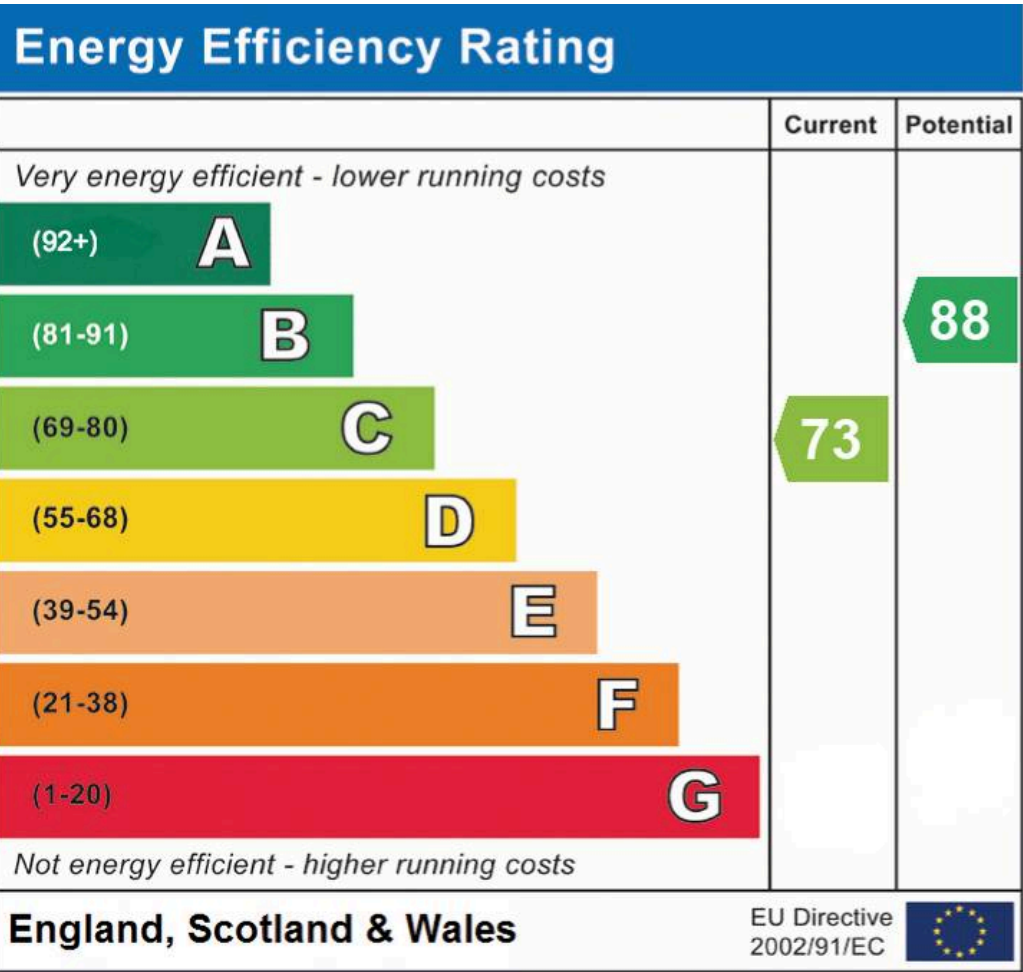
Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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