



## 102 Dover Road , Portsmouth, PO3 6JX

Guide price £240,000



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Situated in the ever-popular Baffins area, this spacious three-bedroom bay and forecourt family home with an additional loft room presents an exciting opportunity for buyers looking to create a home to their own taste. Offering generous accommodation arranged over three floors and approximately 1,693sqft of space, the property is packed with potential and provides the perfect canvas for modernisation throughout.

The property is approached via a traditional forecourt frontage and retains the character and proportions associated with this popular style of home. Upon entering, you are welcomed by a spacious entrance hall which sets the tone for the accommodation beyond. To the front, a bright and generously sized living room is enhanced by a feature bay window, creating an attractive focal point and allowing plenty of natural light to flood the room. A separate dining room offers an excellent space for family meals, entertaining guests, or could be adapted to suit modern open-plan living preferences.

The kitchen is centrally positioned with ample storage space and leads through to a conservatory-style extension which is currently utilised as a utility room. This versatile space provides practical day-to-day functionality and offers further potential for improvement or reconfiguration. Beyond this area are useful external storage facilities and a separate outside WC, adding further convenience and flexibility for growing families.

The first floor offers three well-proportioned bedrooms and a family bathroom. The principal bedroom enjoys a generous footprint and pleasant front aspect, while the second and third bedroom provides ample space for furnishings making an ideal bedroom, nursery or study. The family bathroom

completes the first-floor accommodation and offers scope for updating to suit contemporary tastes.

A particular feature of the home is the converted loft room on the second floor. This versatile space offers a range of possible uses including a home office, hobby room, teenage retreat, or occasional guest accommodation. Useful eaves storage on either side maximises practicality and helps make the most of the available space.

While the property would benefit from modernisation throughout, its generous proportions, flexible layout, and abundance of storage make it an excellent proposition for those looking to add value and create a truly special home. Subject to the necessary permissions, there may also be opportunities to further enhance and reconfigure the accommodation to meet modern family requirements.

Located within the highly sought-after Baffins area, the property is ideally positioned for access to local schools, shops, parks, transport links, and other everyday amenities. Homes of this size and potential rarely remain available for long, making this an opportunity not to be missed.



## Road Map



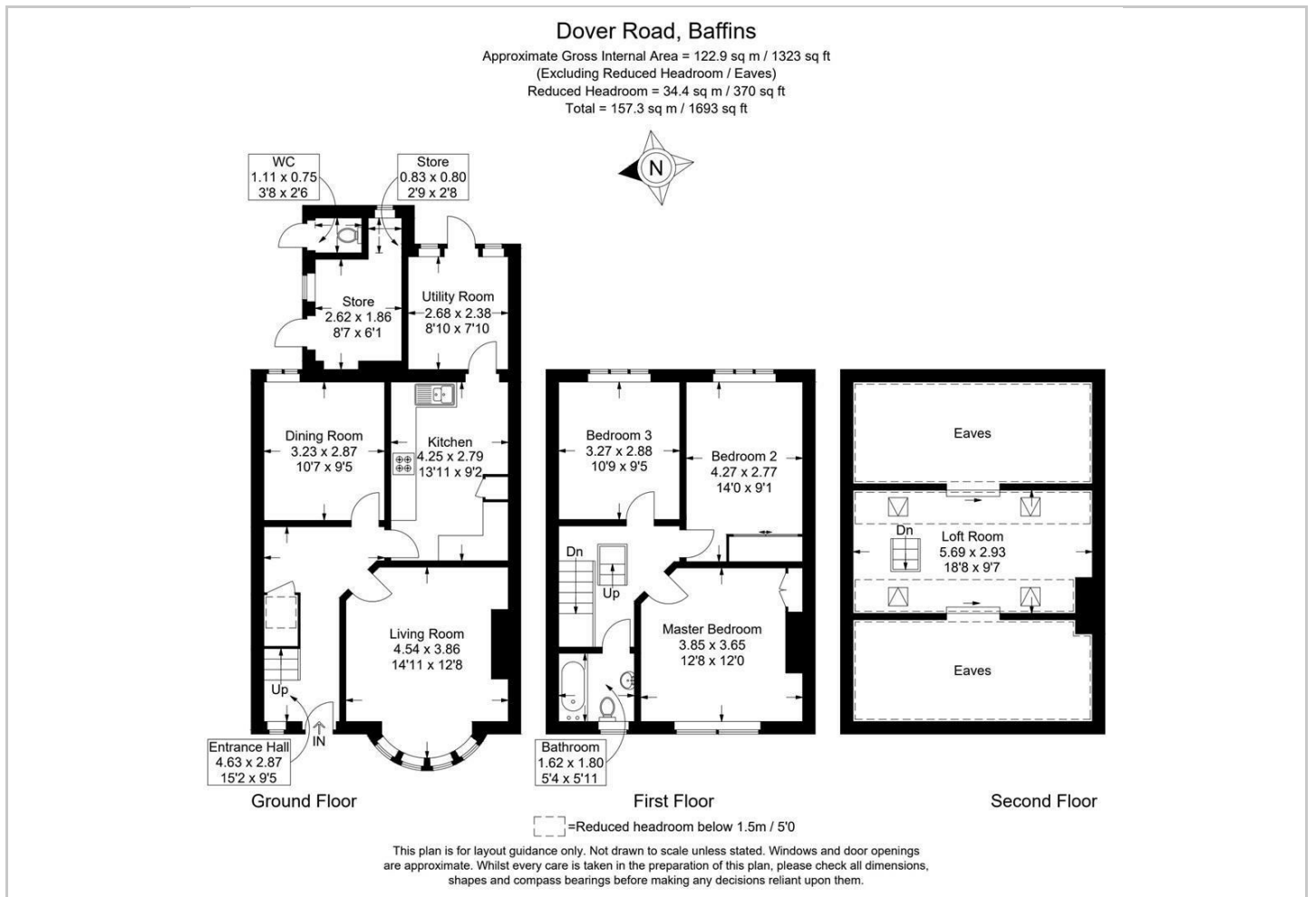
## Hybrid Map



## 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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