



212 Hayling Avenue, Baffins  
Portsmouth

Offers in Region of £370,000

 chinneckshaw



# 212 Hayling Avenue

Portsmouth

Step inside this beautifully presented four-bedroom end-of-terrace home in the ever-popular Baffins area, just moments from the tranquil Baffins Pond and a range of local amenities. Decorated in neutral tones throughout, the property is ready to move straight into. At the heart of the home is the open-plan kitchen and dining room, a bright and sociable space perfect for family meals or entertaining guests. The separate living room offers a cosy retreat for relaxing evenings.

Upstairs are four well-proportioned bedrooms, providing flexible space for a growing family, home office, or guest room. Each room enjoys plenty of natural light and a well-maintained finish. The property also benefits from a large garage, offering secure parking and useful storage.

Ideally located close to shops, schools, and transport links, this is a fantastic opportunity to secure a spacious family home in a highly sought-after Portsmouth location.

**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: Garage • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low Risk

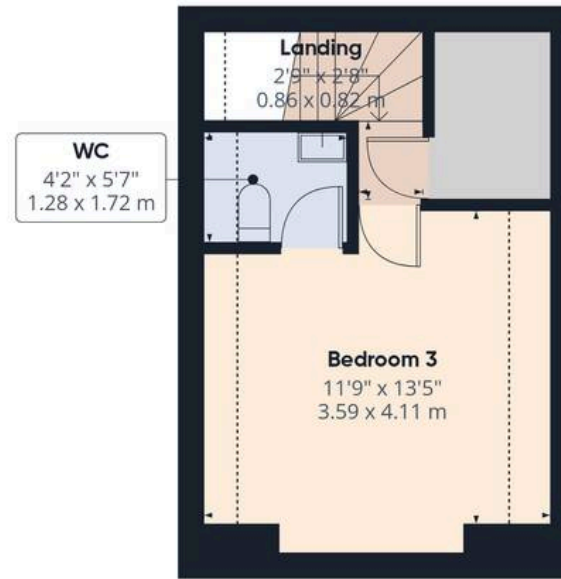




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1326 ft<sup>2</sup>

123.2 m<sup>2</sup>

**Reduced headroom**

50 ft<sup>2</sup>

4.7 m<sup>2</sup>

(1) Excluding balconies and terraces

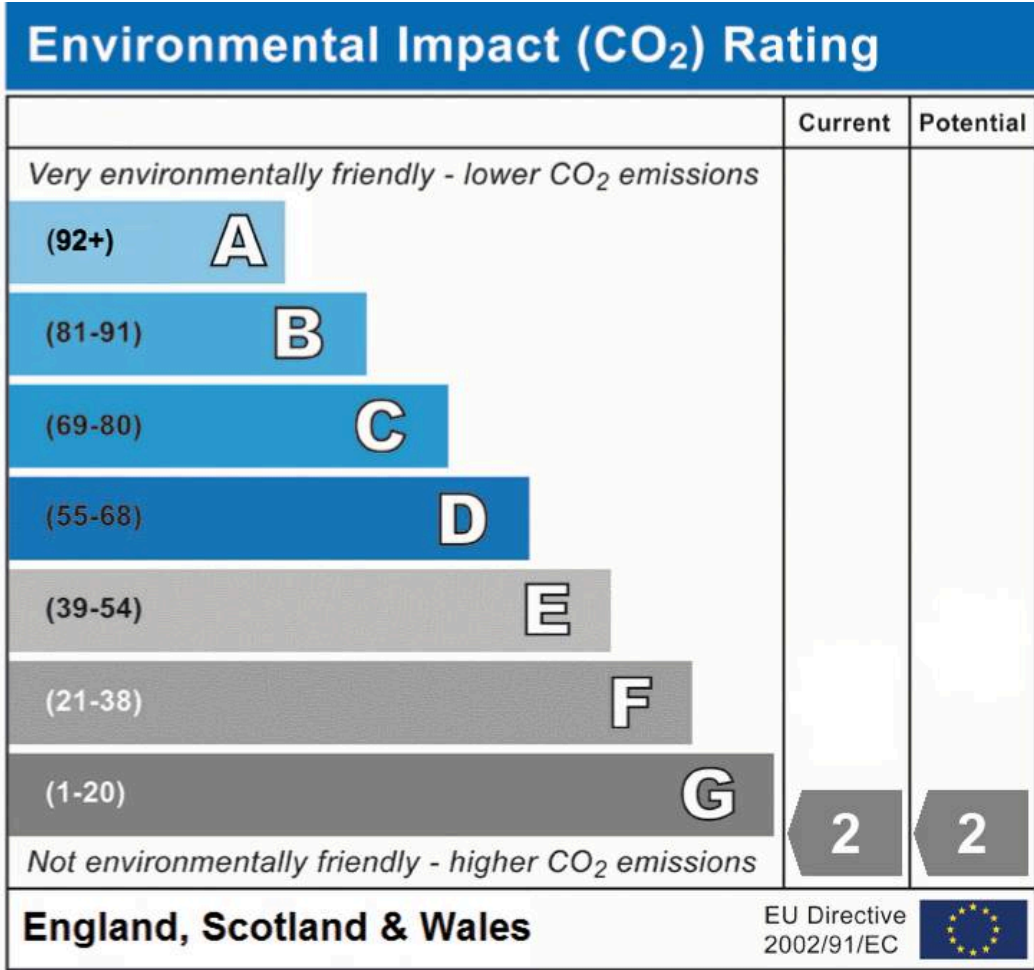
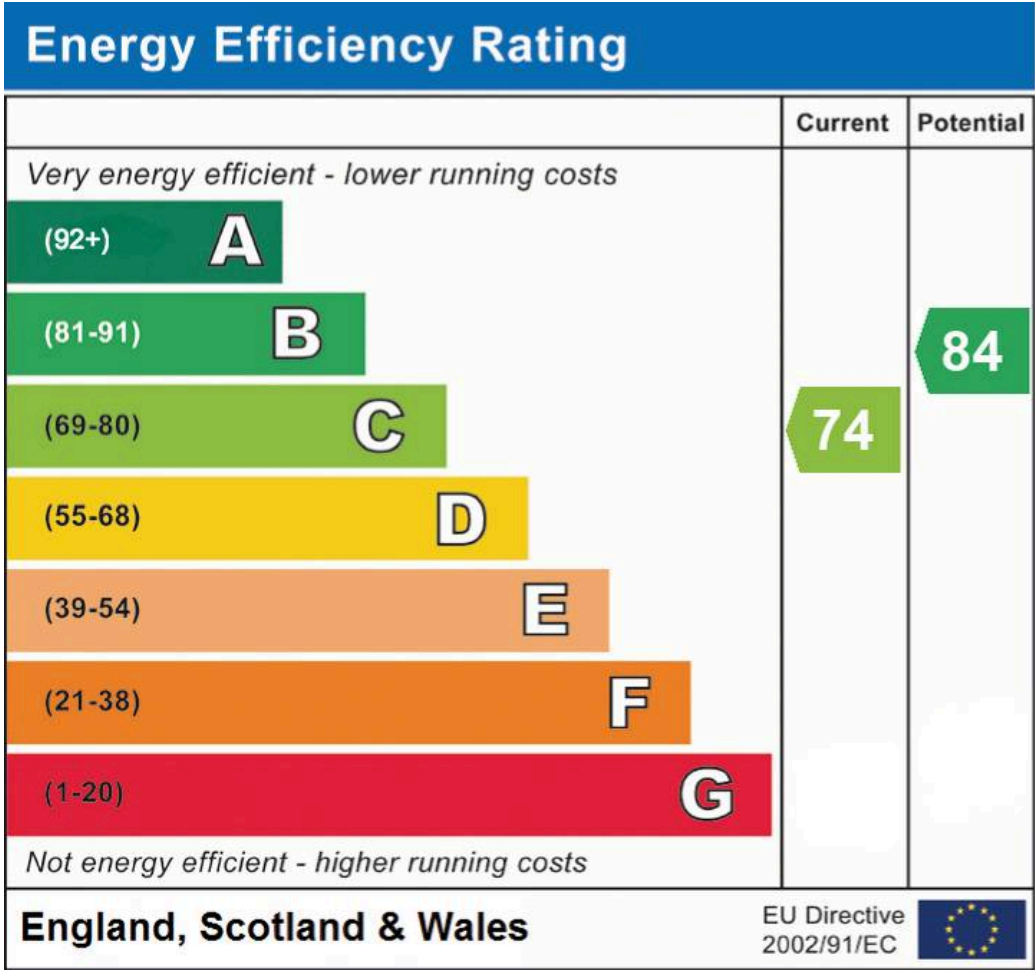
Reduced headroom

----- 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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