



FOR SALE

£325,000

25 Petworth Road, Baffins,
Portsmouth, PO3 6DH.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This beautifully presented and recently modernised, terraced double bay & forecourt property is tucked away in a quiet cul-de-sac within a popular residential location, making it an ideal family home. Offered with no forward chain, this superb property on Petworth Road in Baffins combines stylish, contemporary living with practical space throughout. Upon entering, you're welcomed by an inviting hallway that sets the tone for the rest of the home, leading through to a spacious and light-filled open plan living and dining area, enhanced by a large bay window that floods the space with natural light. This impressive living area seamlessly flows into a stunning rear extension, creating a fantastic hub of the home. Here, bi-folding doors open out onto a substantial 73ft rear garden, perfect for entertaining, family life, or simply relaxing outdoors.

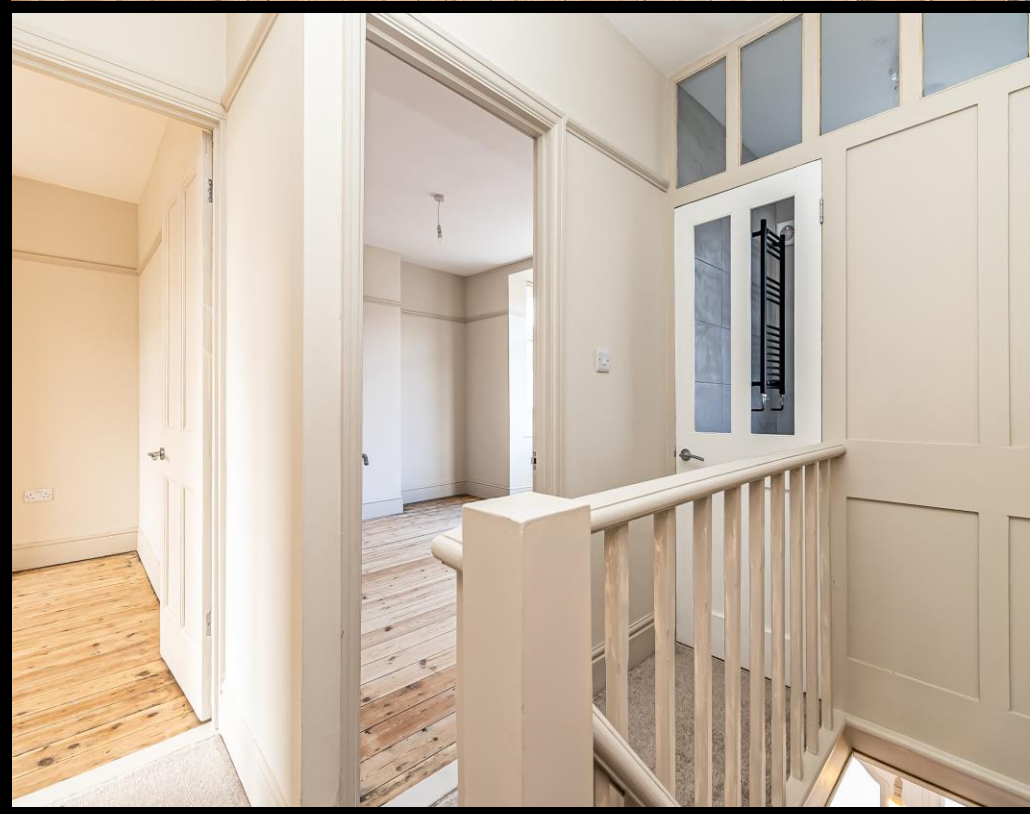
The garden further benefits from a brick-built workshop at the rear, along with convenient pedestrian access. The extension also provides a handy downstairs WC and leads through to a stylish, modern fitted kitchen, thoughtfully designed with both aesthetics and functionality in mind. Upstairs, the first floor offers three generously sized bedrooms, all well-presented and versatile, alongside a newly fitted contemporary family bathroom suite finished to a high standard. Additional benefits include double glazing and gas central heating throughout with sola panels on the roof, ensuring comfort and efficiency year-round. Overall, this is a fantastic opportunity to acquire a stylish home in a sought-after location, and we highly recommend an internal viewing to fully appreciate everything it has to offer. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Council Tax: Portsmouth City Council – Band C
- On Street Parking
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

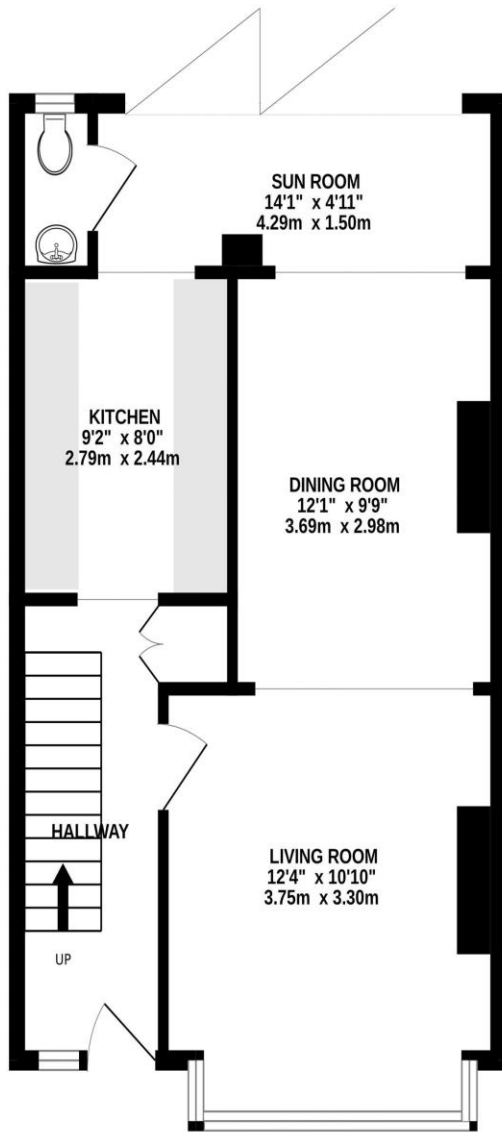


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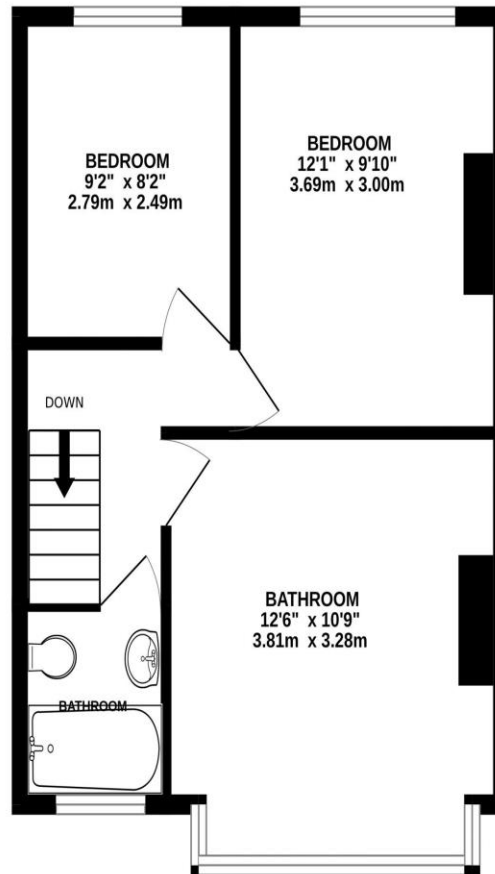




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.

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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