

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! 02392 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 side 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<sup>2</sup> (12.19m<sup>2</sup>) North facing, fully enclosed, side pedestrian access, patio, shed, outbuilding.

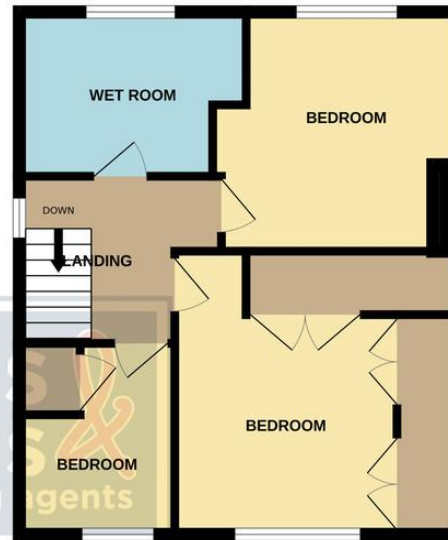
**OUTBUILDING** 9' 6" x 4' 7" (2.9m x 1.4m) PVC door, obscure PVC double glazed window, tap.

**OUTSIDE** Off road parking.

GROUND FLOOR



1ST FLOOR



**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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.

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.  
Made with Metropix 12/2026

**Jeffries  
Dibbensen**  
estate and letting agents

**OFFICE ADDRESS**  
112/114 London Road,  
Portsmouth, Hampshire, PO2  
0LZ

**CONTACT**  
023 9266 1662  
portsmouth@jeffries.co.uk  
www.jdea.co.uk