



FOR SALE

£280,000

211 Hayling Avenue, Baffins,
Portsmouth, PO3 6DZ.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This substantial three-bedroom, double bay & forecourt property benefits from a double garage to the rear and backs directly onto the greenery of Tangier Park. Offered with no forward chain, this is an excellent opportunity for buyers looking to create a fantastic family home and put their own stamp on a property. Although in need of some modernisation, the home offers generous and well-proportioned living accommodation throughout. Upon entering, the hallway provides access to a good-sized living room with a large bay window and feature fireplace, alongside a second spacious reception room, ideal as a formal dining area or additional lounge. Moving through, there is a fitted kitchen which leads into a rear lean-to/conservatory, overlooking the garden and providing a pleasant additional space. The ground floor also benefits from a convenient W.C. and a useful storage cupboard. Externally, the rear garden measures approximately 29ft and leads to a double garage positioned at the end, complete with power and lighting—an excellent and increasingly rare feature. Upstairs, the first floor offers a fitted bathroom suite and three well-proportioned bedrooms, two of which are particularly generous doubles, with the third still a perfectly usable bedroom or ideal home office. The loft space is boarded for storage and benefits from Velux windows, offering exciting potential for future extension, subject to the usual consents. In our opinion, this is a fantastic opportunity to acquire a spacious home in a desirable setting with great scope to add value. We highly recommend an internal viewing to fully appreciate the space and potential on 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.
- Double Garage To Rear & On Street Parking
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

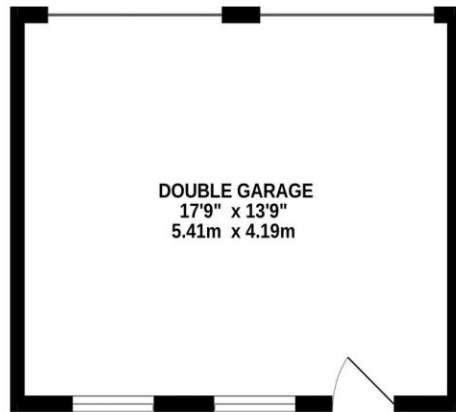


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, PO4 8DS

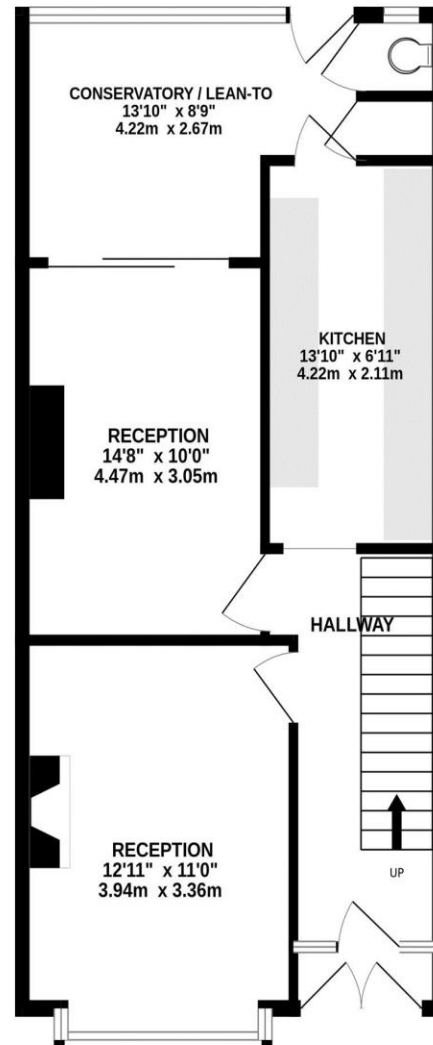




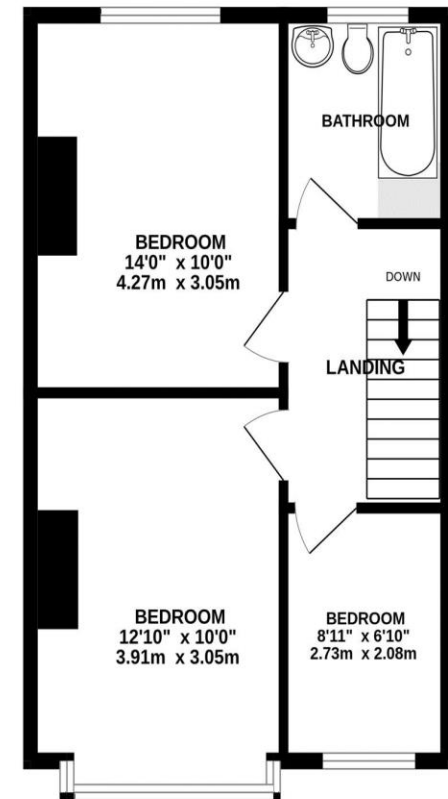
GARAGE
244 sq.ft. (22.7 sq.m.) approx.



GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



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

TOTAL FLOOR AREA : 1279 sq.ft. (118.9 sq.m.) approx.

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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