



FOR SALE

£317,500

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

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This beautifully presented and extended double bay and forecourt home is tucked away in a quiet cul-de-sac within a popular residential area and could make for a fantastic first-time purchase or family home. Situated on Petworth Road in Southsea, the property welcomes you through an inviting hallway that leads into a bright and airy living room, enhanced by a large bay window allowing plenty of natural light to flood the space. This flows through to a formal dining room and into the rear extension, creating a superb open-plan area that is perfect for relaxing and entertaining. The spaces can also be separated if desired, thanks to double doors between the lounge and dining area. The fitted kitchen sits just off the dining space, offering practicality while still remaining connected to the heart of the home. The rear extension also provides access to a convenient ground-floor W.C, along with double doors that open directly onto the impressive rear garden. Externally, the property truly shines with its sizeable and mature rear garden — a wonderful outdoor space to enjoy. The garden benefits from rear pedestrian access via a back gate and features a covered patio area, a lawn bordered by mature planting, a front patio seating area and even a charming pond. There is also a garden shed providing useful outdoor storage. The first floor hosts a spacious and modern family bathroom suite alongside three well-presented bedrooms, two of which are generous doubles, with a slightly smaller but still well-proportioned third bedroom. Given the presentation, extension and impressive garden space on offer, we highly recommend an internal viewing to fully appreciate everything this lovely home 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
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

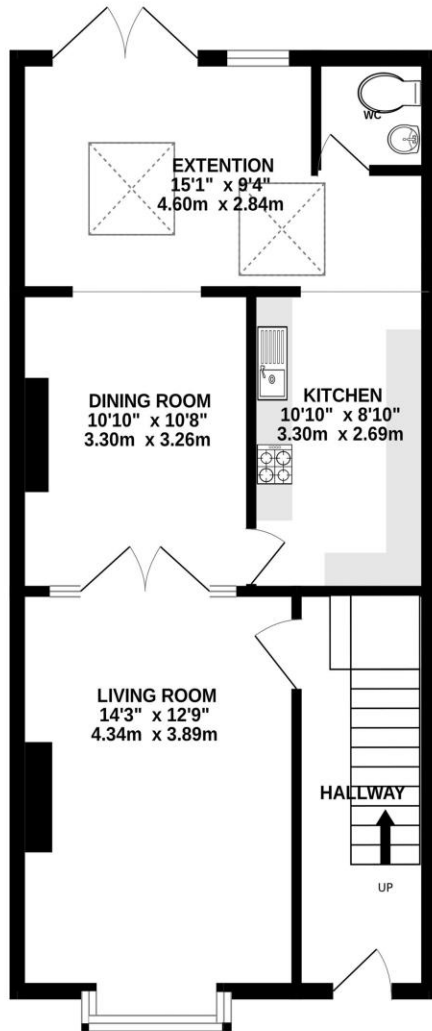


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, P04 8DS

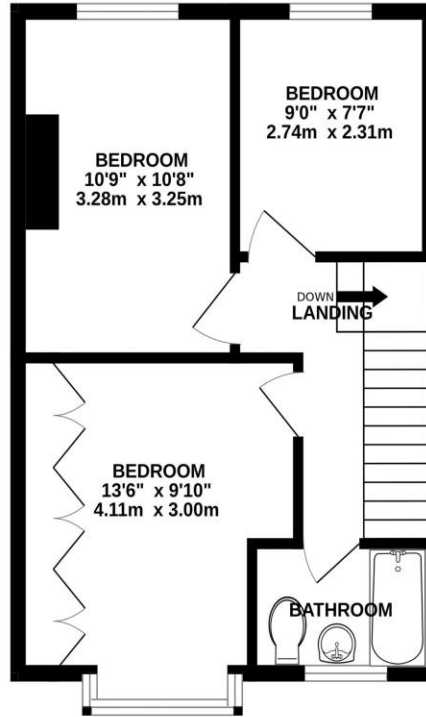




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 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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