



**33 Hayling Avenue, Portsmouth**  
Portsmouth

Offers in Region of **£327,500**

 **chinneckshaw**



# 33 Hayling Avenue

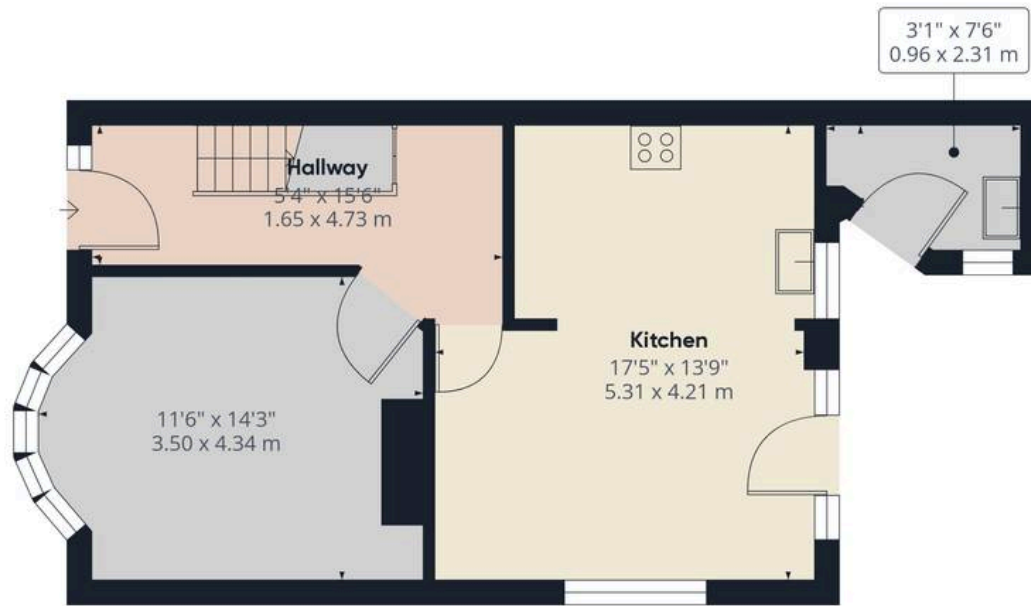
Portsmouth, Portsmouth

This beautifully decorated three-bedroom home is in turnkey condition, featuring a neutral palette of white, grey, and wood throughout. The entrance hall leads to a spacious front living room with a large bay window, filling the room with natural light. The rear kitchen-diner family room boasts modern gloss white wall and base units, integrated appliances, and oak countertops, with a door leading to a private patio. An adjoining utility room offers additional storage and a sink, ideal for muddy shoes. Upstairs, the neutral palette continues with the three bedrooms, a sunny principal room with a feature bay window, and the two other bedrooms overlook the garden. The stylish family bathroom features a white suite, shower over bath, chrome towel rail, and sleek grey vanity units. Outside, the enclosed garden offers a patio, lawn, storage shed, and side access, with mature planting providing a lovely, family-friendly space. This charming home is ready to move in and ideal for modern family living.

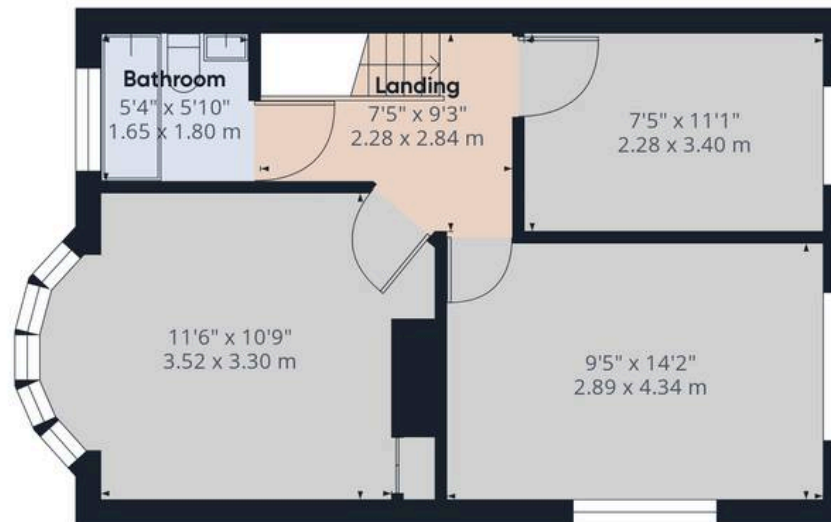
## Material Information:

- Tenure: Freehold - Electricity: Mains Supply
- Heating: Gas supply - Water Supply: Mains supply
- Sewage: Mains Supply - Broadband: standard, Superfast and Ultrafast Fibre are all available in this area
- Parking: off road parking. - Council Tax: C
- Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three have all availability in the area
- Flood Risk: Low risk





Ground Floor



Floor 1

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

940.23 ft<sup>2</sup>

87.35 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



## Chinneck Shaw

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