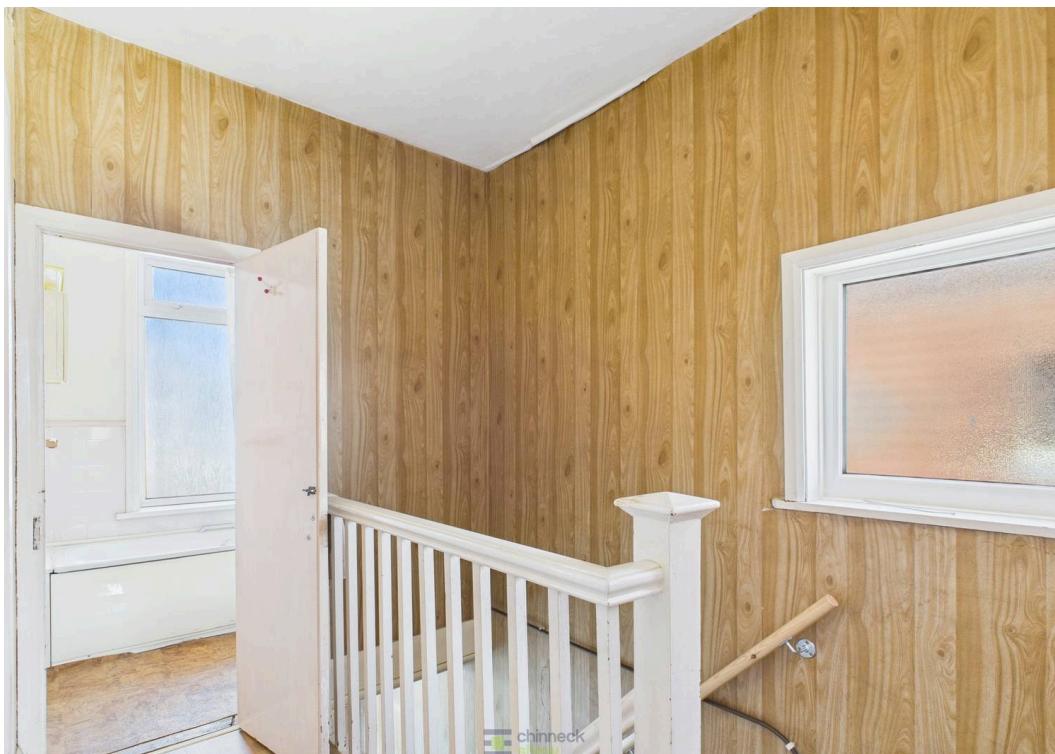




40 Seaton Avenue, Baffins
Portsmouth

Offers in Region of £270,000

 **chinneckshaw**



40 Seaton Avenue

Baffins, Portsmouth

Situated in the sought-after Moneyfields development, this spacious home offers excellent local amenities and superb transport links. A standout feature is the private, non-overlooked rear garden, ideal for those seeking outdoor space and seclusion.

At the front, a courtyard garden leads to the entrance, while a shared driveway with gated access offers convenient off-street parking. Inside, a bright hallway with under-stairs storage welcomes you. The front reception boasts a large bay window and opens via sliding doors into a second reception/dining room with patio access to the garden.

The generous rear kitchen provides ample space for modern units and appliances, with a direct garden exit. Upstairs includes three well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from built-in wardrobes and a bay window. The rear garden is private, spacious, and full of potential—early viewing is advised.

Material Information • Tenure: Freehold • Council Tax: Band C • Electricity: Mains Supply • Heating: Electric • Water Supply: Mains supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: Shared driveway with hardstanding • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low risk

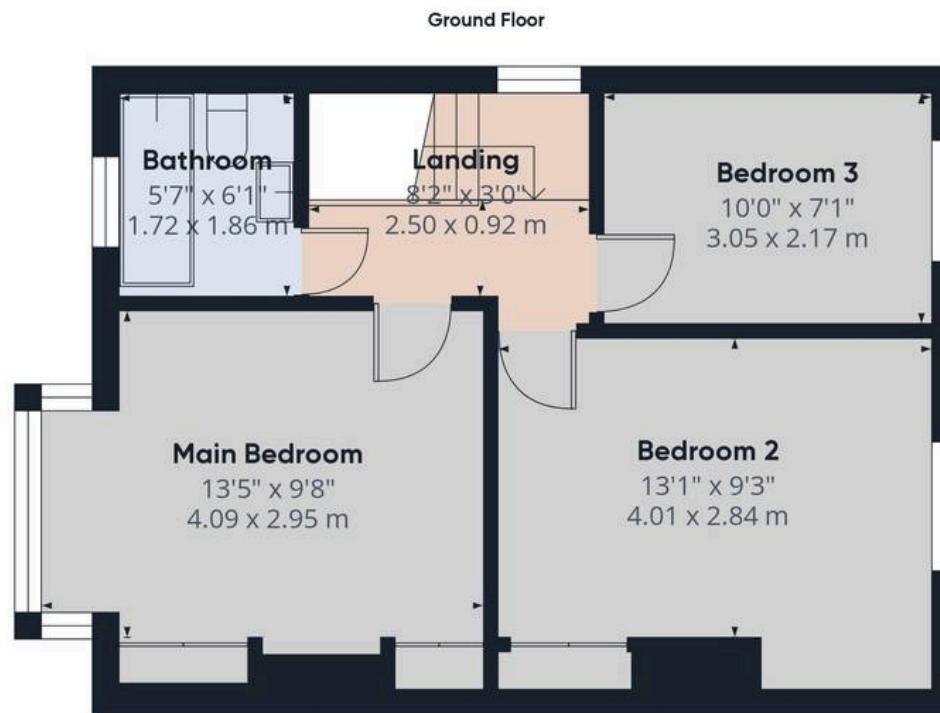




Approximate total area⁽¹⁾

854.22 ft²

79.36 m²



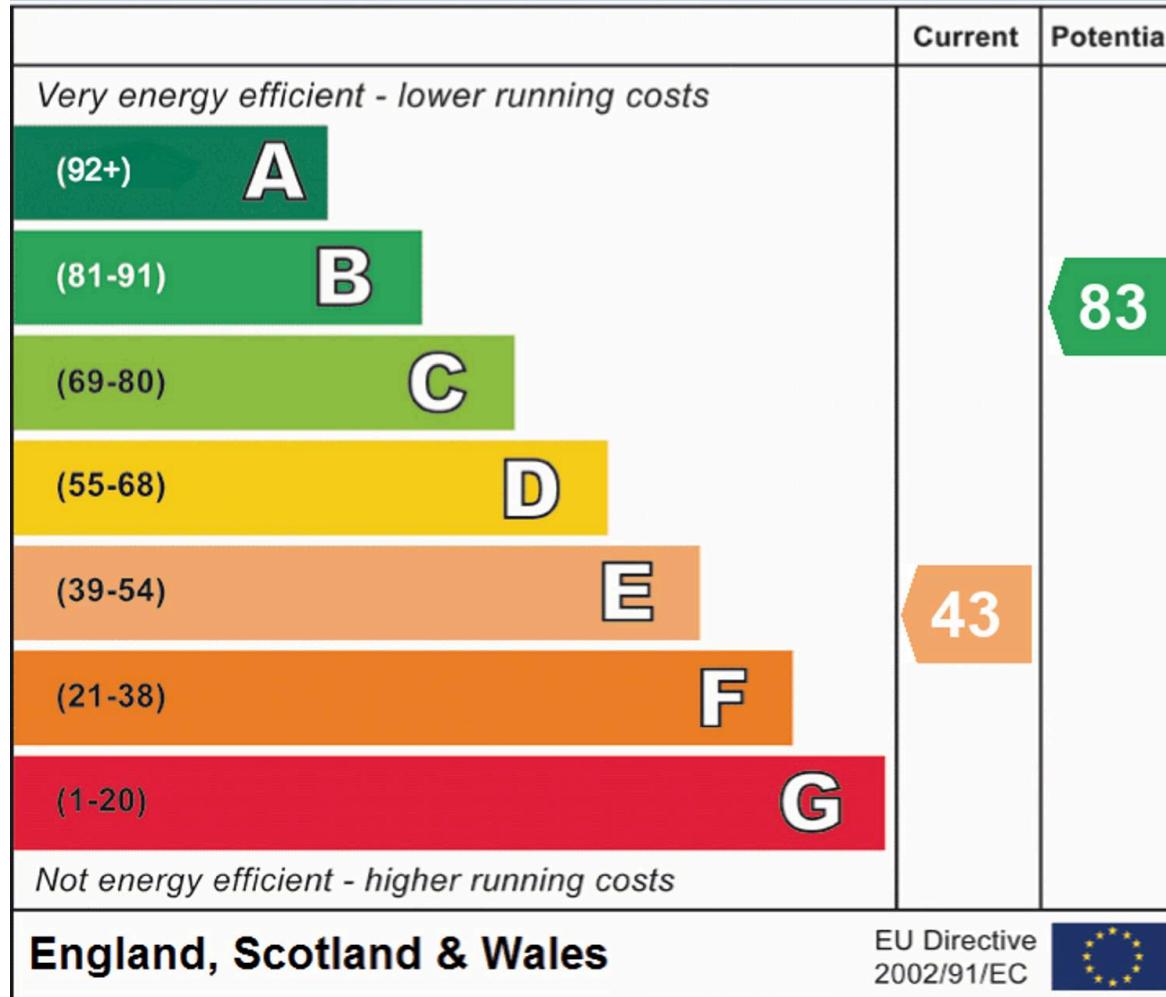
(1) Excluding balconies and terraces

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.

GIRAFFE360

Energy Efficiency Rating



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