



76 Lynton Grove, Portsmouth

Offers in Region of £270,000

 chinneckshaw



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Step inside this generous three-bedroom terraced house in the popular **Baffins Pond** area, full of character and potential. On entering, you're greeted by **attractive period tiling** in the hallway, highlighting the home's original features.

The living spaces are well-proportioned, ideal for both family life and entertaining. All three bedrooms are **double rooms**, offering flexibility for families, a home office, or guests. The kitchen and dining area present an excellent opportunity for modernisation, creating a practical, sociable heart of the home, complemented by a **downstairs WC**.

Outside, the **good-sized rear garden** includes **raised beds**, a **patio**, and at the bottom, a **large outbuilding** perfect for storage, hobbies, or a workshop. Close to **Great Salterns Recreation Ground**, shops, schools, and amenities, this home combines classic features with a flexible layout and great potential in a sought-after location.

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





Approximate total area⁽¹⁾

1302 ft²
121 m²

Reduced headroom

13 ft²
1.2 m²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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