



PRICE - Offers in Excess of £900,000

**8 Merton Road,
Southsea, PO5 2AG.**



- **Substantial Nine Bedroom Semi Detached Family Home**
- **No Forward Chain**
- **Two Bathrooms & Two Shower Rooms**
- **Ample Of Road Parking**
- **Southerly Facing Rear Garden**
- **Located In The Heart Of Southsea**

A substantial semi detached family home offered to the market with ample off road parking, a southerly facing rear garden and No Forward Chain. The accommodation is spread over four floors and provides: Large sitting room, dining room opening up to the modern fitted kitchen, 9 bedrooms, two bathrooms, two shower rooms, w/c, utility room and bar. Viewing is a must to fully appreciate all that's on offer. Please contact Lawson Rose to arrange your internal inspection.

Lower Ground Floor

This is a spacious area with good ceiling height that has recently undergone refurbishment to include: Three double bedrooms, contemporary fitted shower room, large under stairs cupboard and a great size utility room with access to rear garden. This lower floor is extremely flexible with regards to what it can be used for.

Ground Floor

High ceilings, large rooms and light flooding to all areas, this floor boasts: Impressive size sitting room with bay window, modern fitted kitchen with access to rear garden and doors opening on to a lovely size dining room with bay window also providing access to rear garden. There is also a w/c and access in to the bar and garage.

First Floor

This floor consists of: The master bedroom with a bay window, fitted wardrobes and modern en suite shower room. There are also two further double bedrooms and a stylish bathroom with a free standing roll top bath.

Second Floor

The second floor is accessed via the original staircase and provides: three double bedrooms and bathroom with fitted white suite. There is also access to the eaves and access to the loft space.

Outside

To the front of the property there is ample off road parking with metal up and over door leading to garage and bar. The side pedestrian access leads through to a southerly facing rear garden with shingle and decked areas.

Services

Gas, water, electricity and mains drainage are available. Please note that Lawson Rose have not tested any of the appliances or services connected.

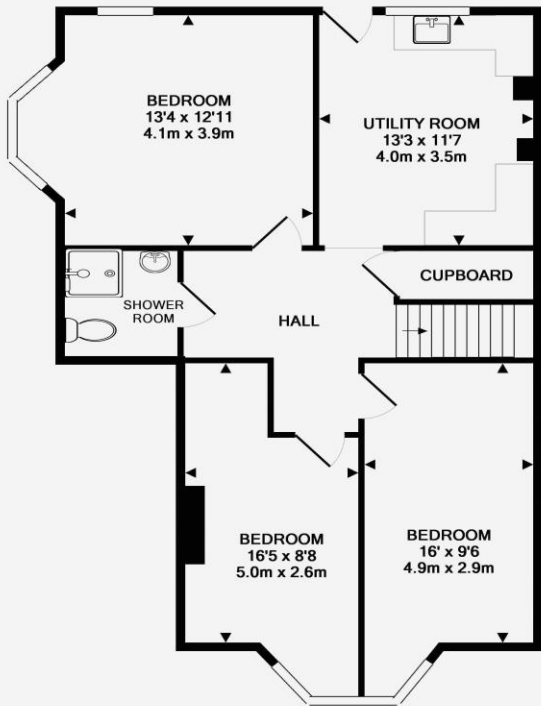


Energy Efficiency Rating

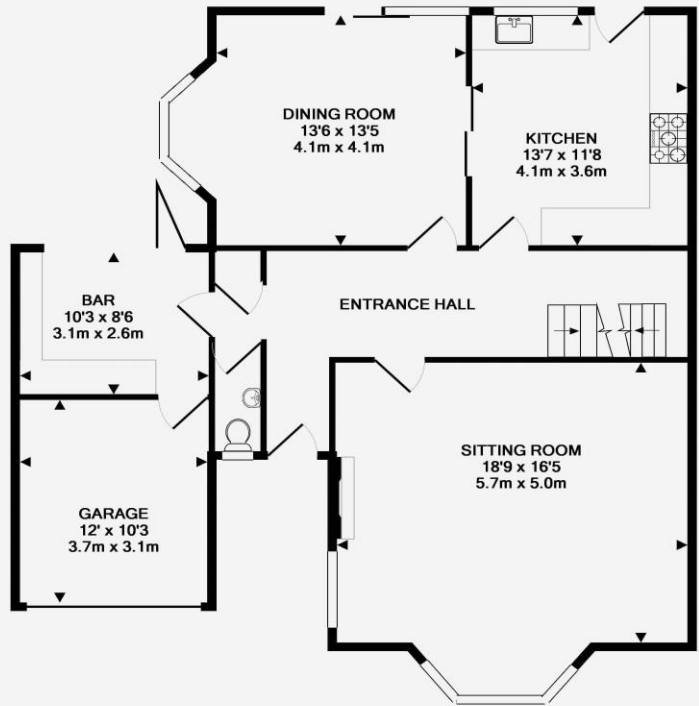
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		70
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

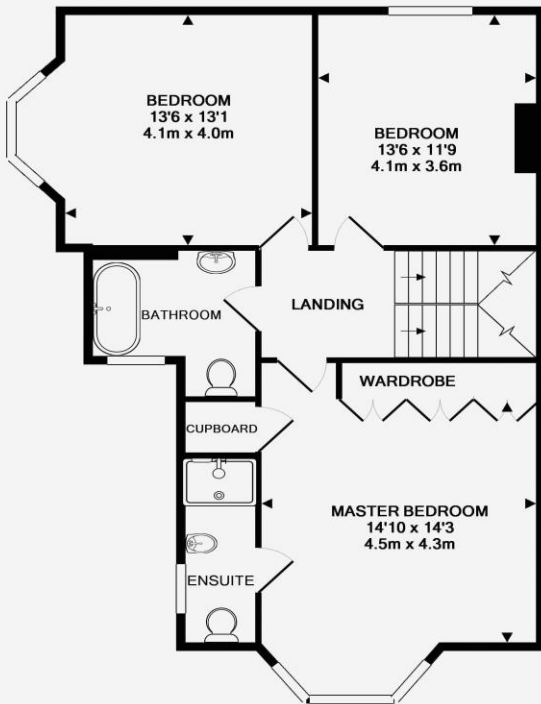
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



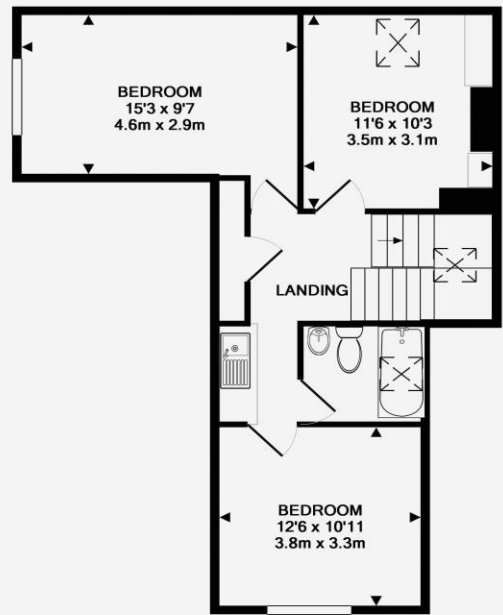
LOWER GROUND FLOOR
 APPROX. FLOOR
 AREA 830 SQ.FT.
 (77.1 SQ.M.)



GROUND FLOOR
 APPROX. FLOOR
 AREA 1088 SQ.FT.
 (101.0 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 826 SQ.FT.
 (76.7 SQ.M.)



2ND FLOOR
 APPROX. FLOOR
 AREA 533 SQ.FT.
 (49.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 3276 SQ.FT. (304.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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