

# MARMION ROAD

SOUTHSEA | PO5 2AX



£995,000

Freehold

- Secluded Detached Home Rare Opportunity
- Gated 180ft Driveway Leading to Garage
- Living Room : Dining Room : Kitchen/Breakfast Room
- Contemporary Styled Landscaped Garden
- Master Bedroom with Luxury En-Suite Shower
- Requested Central Southsea Location
- Security Gated Video Entry Phone System
- Internal Viewing is Strongly Recommended



## In Brief

We are delighted to offer for sale this very special **DETACHED RESIDENCE** located in the heart of central Southsea within a stroll of the main shopping precinct and Waitrose, **EXCELLENT** private schooling and the seafront.

The unique address only adds to the allure of this delightful home set within its own **SECLUDED** grounds and garden, orientated in a southerly direction surrounded by mature established shrubs and trees. The property is approached via the video security **GATED** entrance and a 180ft driveway providing parking for several vehicles leading to a detached garage.

At almost 2,000 sq.ft (185.7 sq.m), the property comprises; entrance porch, reception hall with return staircase, cloaks/shower room, 21' x 14' living room, dining room, study/home office and an 18' x 12' kitchen/breakfast room on the ground floor. Once on the first floor, you will find three generous double bedrooms including an **IMPRESSIVE** 20' x 14' master bedroom with luxury **EN-SUITE** shower room plus a family bathroom. In addition, there is ample scope to convert the sizable loft space into further accommodation subject to the usual planning permission.

With gas central heating and double glazing throughout, viewing of this unique property is highly recommended.

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## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** 'D'

**COUNCIL TAX BAND:** 'G'



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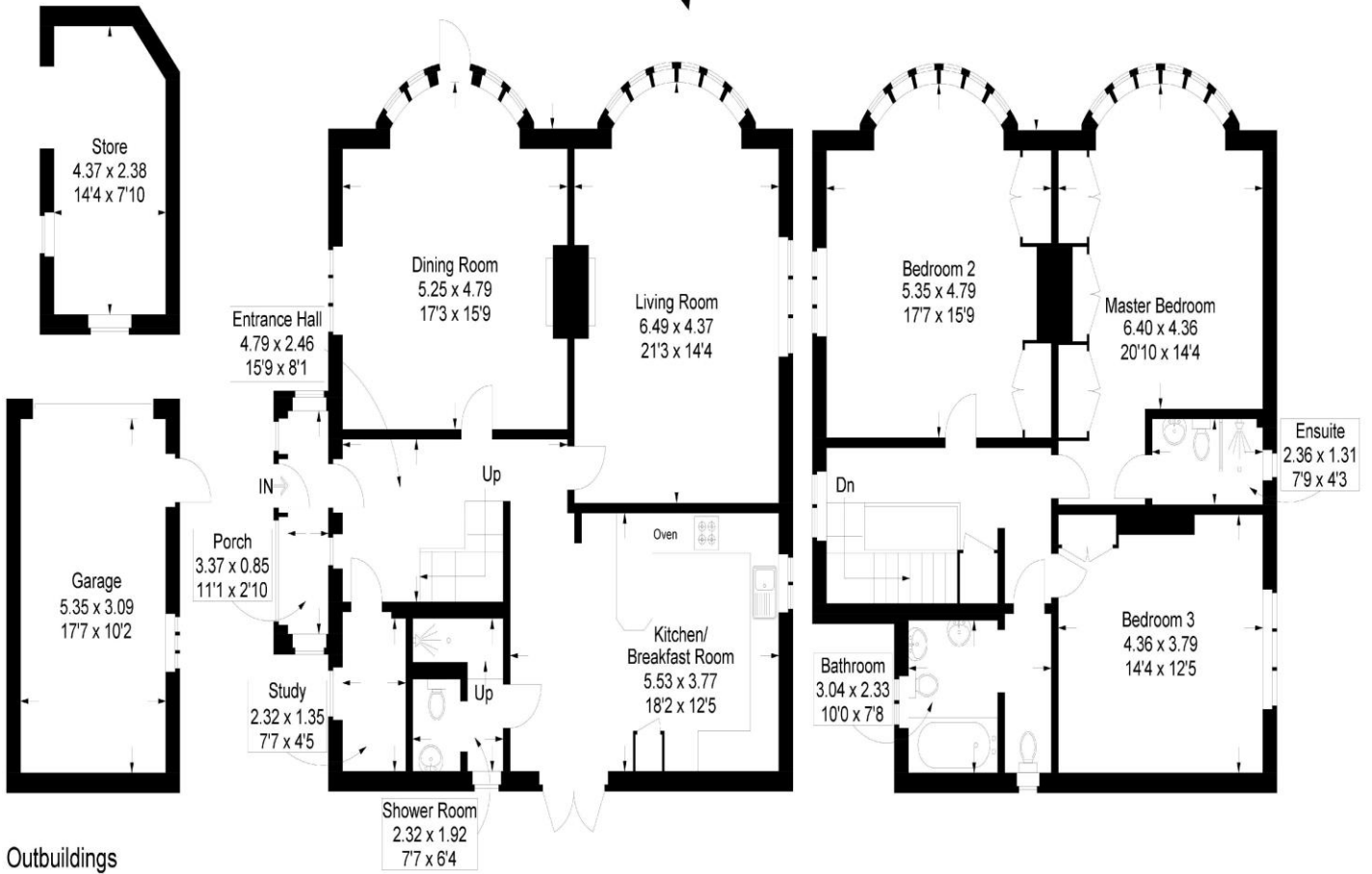


## Marmion Road, Southsea

Approximate Gross Internal Area = 184.5 sq m / 1986 sq ft

Outbuildings = 27.5 sq m / 296 sq ft

Total = 212 sq m / 2282 sq ft



Outbuildings

Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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