



20 Marion Road

Southsea | Hampshire | PO4 0QX

FINE & COUNTRY

STEP INSIDE

20 Marion Road | £800,000 | Freehold

An excellent opportunity to purchase a substantial semi-detached family home which is situated within a few minutes' walk of Canoe Lake and Victorian Promenade. Located in a residential road, No.20 is set back behind a high retaining wall and mature hedge, the house has a number of original features including quarry tiled flooring, high ceilings with ornate coving and ceiling roses and high skirting boards. This Edwardian home has 3154 sq ft of living space arranged over three primary floors and comprises: hallway, sitting room, dining room, cloakroom and kitchen/breakfast room on the ground floor with a basement/storeroom, which is currently arranged as a cinema room on the lower ground floor level. The upper floors have split mezzanine landings with a bedroom, bathroom, shower room and cloakroom to the rear elevation with two large bedrooms to the front. On the second floor rear are two further bedrooms and on the top floor is the sixth bedroom/games room. To the rear is a landscaped courtyard style garden with seating areas and gates leading to Bembridge Crescent which could provide further off road parking, if required, as well as a garage. Having gas fired central heating, double glazing, fitted floor covering throughout, early internal viewing of this impressive home is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE: Brick retaining wall with hedge over, feature arched solid railing gateway providing pedestrian access to quarry tiled pathway leading to left hand side of the property with brick wall and trellis work over, directly to the front of the house is a shingled garden with mature evergreens and bushes, main front door with chrome furniture leading to:

PORCH: Coir matted area, high ceiling with coving, door with leadlight panels and matching panels to one side and over leading to:

HALLWAY: High ceiling with coving, high skirting boards, dado rail, balustrade staircase rising to first floor, radiator with cover over, doors to primary rooms, steps down to lower hallway and door to basement, large built-in cloaks cupboard, wood laminate flooring, panelled doors to primary rooms.

SITTING ROOM: 18'4" into bay window x 14'0" Double glazed bay window to front aspect with sash style windows, double radiator, high skirting boards, wooden flooring, central chimney breast with wood surround fireplace, cast iron inlay with inset tiles and black tiled hearth, high ceiling with coving, picture rail.

DINING ROOM: 14'11" x 13'5" High ceiling with coving, picture rail, high skirting boards, double glazed sash window to front aspect overlooking entrance, radiator with cover over, central chimney breast with wood surround, cast iron inlay with inset tiles and black tiled hearth.

CLOAKROOM: Close coupled w.c. with small sink over with mixer tap, wood laminate flooring, automated lighting.

KITCHEN / BREAKFAST ROOM: 20'4" x 11'9" increasing to maximum 15'10" L shaped.

Dining area: double glazed door with window to one side and over leading to rear garden, vinyl tile effect flooring, central chimney breast with built-in storage cupboards under and to either side, bracket for wall mounted T.V., ceiling speakers.







Kitchen: Range of matching wall and floor units with quartz work surface and orange glass splashbacks, inset double bowl sink unit with mixer tap and drainer to one side, integrated dishwasher with matching door, range of drawers, twin double glazed windows to side aspect, pan drawers, matching flooring, double glazed window to rear aspect, space for American style fridge/freezer, Aga for cooking only with twin circular hot plates and three ovens (new 2013), feature glass bespoke splashback depicting features of Portsmouth and Southsea, ceiling spotlights.

FIRST FLOOR: Mezzanine landing to rear with steps up to primary landing, radiator, dado rail, high skirting boards, panelled doors to primary rooms.

BEDROOM 4: 11'11" x 10'2" Double glazed window to rear aspect with radiator under, ceiling spotlights, wood laminate flooring, central chimney breast with shelving to one side and built-in cupboard to the other, ceiling coving.

SHOWER ROOM: Fully ceramic tiled shower cubicle with sliding door, drench style hood and shower attachment, double glazed window to side aspect, ceiling spotlights, chrome heated towel rail, glass shelving.

CLOAKROOM: Low level w.c., ceramic tiled to half wall level, heated towel rail, wall mounted wash hand basin with mixer tap, double glazed frosted window to side aspect, ceiling spotlights.

FAMILY BATHROOM: White suite comprising: panelled bath with mixer tap and shower attachment and separate shower over, pedestal wash hand basin, low level w.c., feature turquoise glass splashbacks, double glazed window to rear aspect, chrome heated towel rail, built-in airing cupboard housing hot water cylinder and separate Ideal Logic boiler supplying domestic hot water and central heating (not tested).

FIRST FLOOR (PRIMARY): Main landing with balustrade staircase rising to upper floors, high skirting boards, dado rail, high ceiling with coving, radiator.

BEDROOM 1: 23'10" x 14'0" Double glazed sash bay window to front aspect, high skirting boards, high ceiling with coving, two radiators, central chimney breast with surround fireplace, cast iron arched inlay with tiled hearth, double glazed leadlight stained glass window to side aspect.





BEDROOM 2: 14'11" x 13'5" Comprehensive range of tall built-in wardrobes to one wall with hanging space, shelving and cupboards over, central chimney breast with feature cast iron surround fireplace with tiled inlay and hearth, vanity unit to one side with wash hand basin and cupboards under, ceiling coving, picture rail, high skirting boards, radiator, double glazed window to front aspect.

SECOND FLOOR: Mezzanine landing to rear, skylight window and staircase rising to top floor.

BEDROOM 5: 11'11" x 10'2" Double glazed window to rear aspect, corner sink unit with cupboards under and tiled splashback, central chimney breast with cast iron surround fireplace with tiled inlay and built-in storage cupboard to one side, ceiling spotlights.

BEDROOM 3: 15'8" x 9'9" Double glazed window to rear aspect with radiator under, vanity unit with wash hand basin, cupboards under and tiled splashback, radiator, wood laminate flooring, chimney breast with cast iron surround fireplace and tiled inlay, built-in storage cupboard to one side.

TOP FLOOR: Landing, access to loft space 14'4" x 12'11", door to:

BEDROOM 6 / GAMES ROOM: 21'5" x 11'6" measurements taken from approximately 1'0" off floor level with eaves to front and side ceilings, wood laminate flooring, radiator, large skylight window, low level fire escape style window to side aspect.

LOWER GROUND FLOOR: The basement has been converted to create a cinema room and store.

STORE: 14'9" x 6'1" approximate ceiling height 6'9" Tall larder style storage cupboard with range of shelving, corner cupboard housing electric consumer box, understairs range of low level built-in storage cupboards with work surface, square opening with curtains leading to:

CINEMA ROOM: 14'9" x 13'8" approximate ceiling height 6'9" (Overall width of adjoining rooms 19'11"). Range of high level power points, ceiling spotlights, bracket for wall mounted T.V., radiator, to one corner is a screened off kitchen / utility are, washing machine point, work surface with twin sink units and cupboards under.

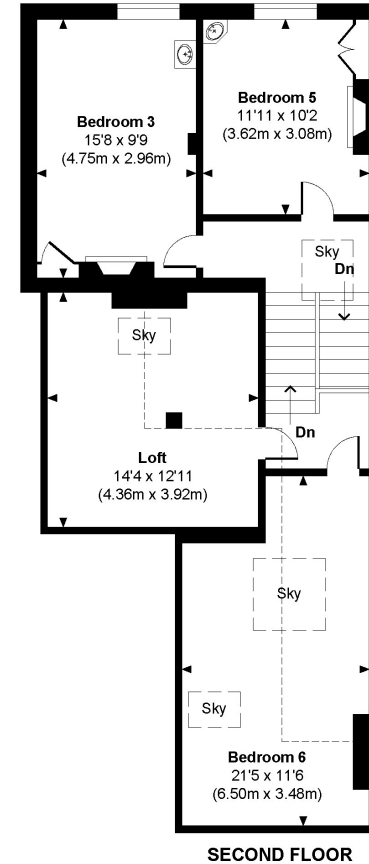
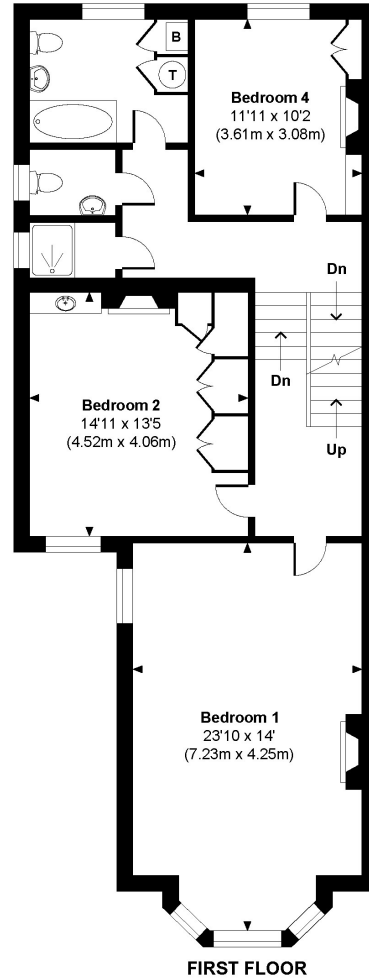
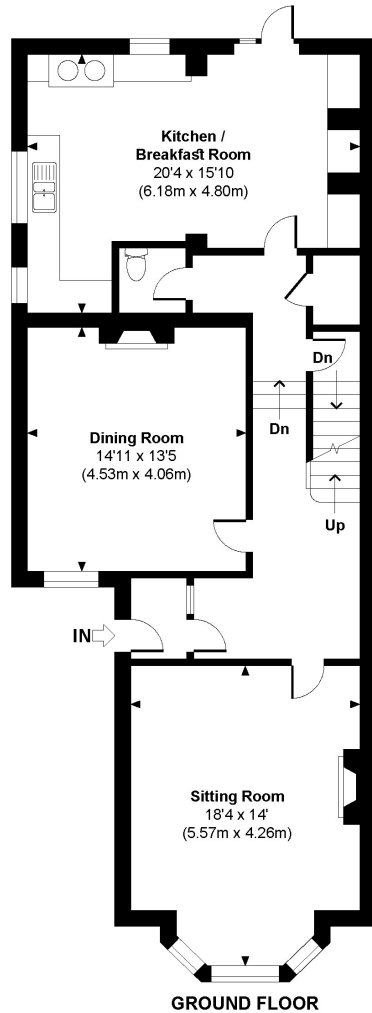
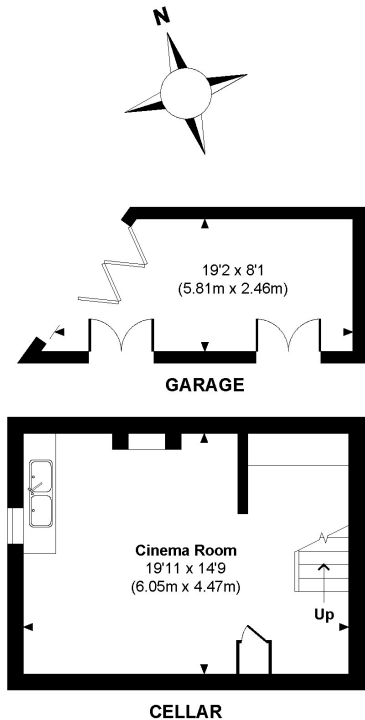
OUTSIDE: To the rear is a feature paved courtyard style garden with mosaic tiled area, access from the left hand side of the house to a covered storage area, twin double gates with trellis over leading to Bembridge Crescent, external meter box, flower boxes, pergola style hanging seat, gas fire with chimney tiled brick inlay.

GARAGE: 19'2" maximum x 8'1" Twin double glazed doors leading to patio area, separate electric consumer box, fluorescent tube lighting, folding doors (at an angle) leading to Bembridge Crescent.



Marion Road

Approximate Gross Internal Area
Main House = 3024 Sq Ft / 280.91 Sq M
Garage = 130 Sq Ft / 12.10 Sq M
Total = 3154 Sq Ft / 293.01 Sq M
 Outbuildings are not shown
 in correct orientation or location.
 Includes areas with restricted room height.



--- Indicates restricted room height less than 1.5m.

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 This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.



TO FIND THE PROPERTY: Travelling along Eastern Parade (A288) in a westerly direction passing Canoe Lake on the left hand side, turn right into Craneswater Avenue, take the second road on the left hand side into Marion Road, where No.20 can be found on the right hand side just before the turning into Bembridge Crescent.

AGENTS NOTES:

Council Tax Band E -

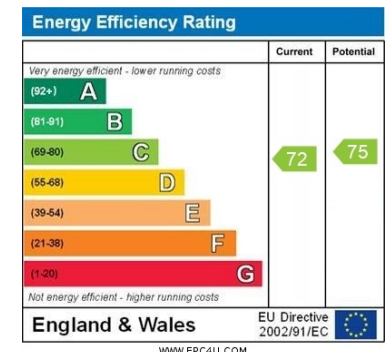
Portsmouth City Council

Broadband – ADSL/FTTC

[Fibre Checker \(openreach.com\)](https://www.openreach.com/fibrechecker)

Flood Risk – Refer to -

[\[GOV.UK \(check-long-term-flood-risk.service.gov.uk\)\]](https://gov.uk/check-long-term-flood-risk/service.gov.uk)



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