



Marion Road, Southsea

Offers in Region of £715,000

 chinneckshaw



12 Marion Road

Southsea

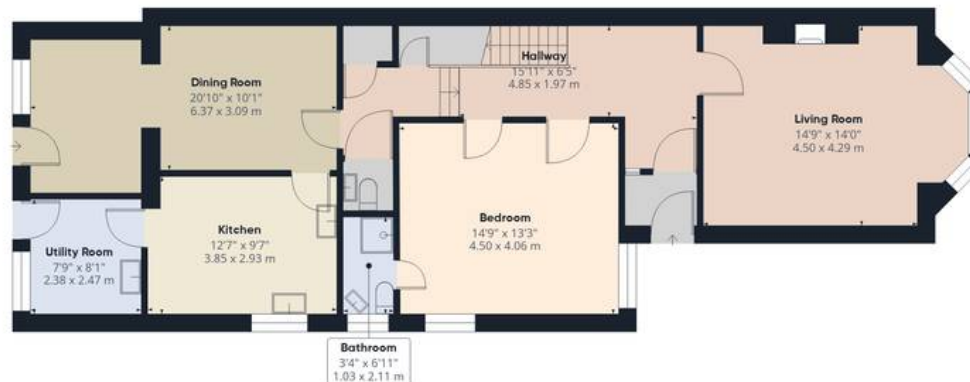
Situated in a prime Southsea location just moments from the seafront, this substantial period property offers exceptional space and versatility. Previously operating as a successful guest house, the accommodation is now arranged to provide up to eight bedrooms and four bathrooms, with a flexible layout that could easily be adapted to suit individual requirements. Some of the rooms have previously been divided and could be reconfigured to create larger bedrooms if desired. Rich in character, the property retains many attractive original features, blending period charm with practical living. Outside, there is a low-maintenance enclosed garden and the added benefit of off-road parking. Whether you're searching for a spacious family home, multi-generational living, or an investment opportunity, this unique property offers outstanding potential. Ideally located close to Southsea's shops, restaurants, transport links and seafront attractions.

Material Information • Tenure: Freehold • Council Tax: Band TBD • 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: Off Street • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low Risk





Floor -1



Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

2740 ft²

254.6 m²

Reduced headroom

52 ft²

4.9 m²

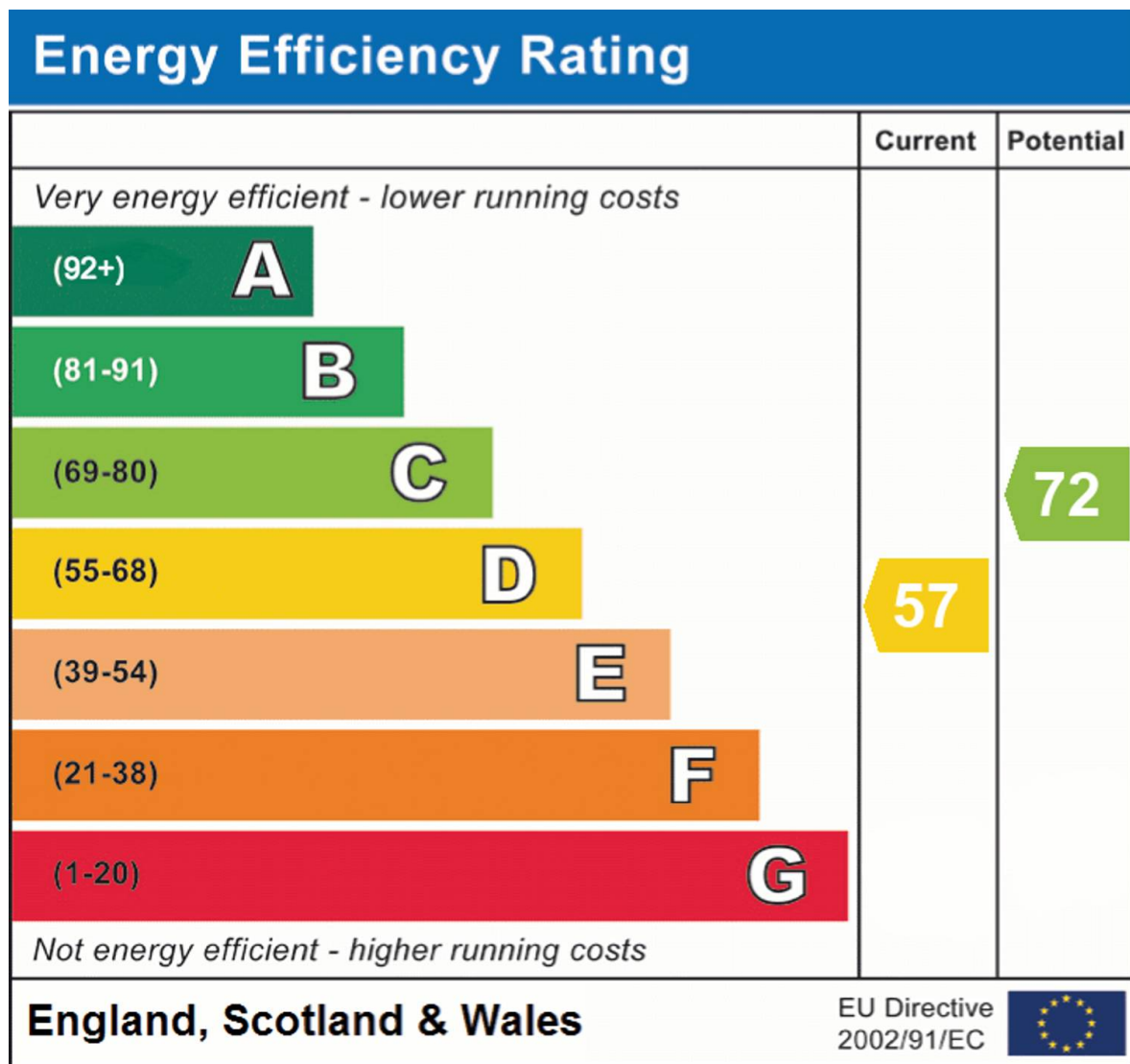
(1) Excluding balconies and terraces

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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