

# Marine House

**Region:** The South East **Sleeps:** 20

## Overview

Marine House is a beautifully renovated holiday home that sleeps up to twenty guests, perfect for families or groups of friends wanting to spend time together. It combines bright, contemporary living spaces with nine superb ensuite bedrooms, offering comfort, style, and plenty of room for everyone.

Designed for entertaining, the house features a spacious dining room for twenty, a well-stocked bar, a welcoming lounge, and a modern cinema room ideal for relaxing evenings. Guests can also enjoy a sauna, jacuzzi, and a Sonos sound system throughout.

The lower floor includes a large, sociable kitchen with high-quality appliances and access to the garden. On the ground floor, there is a family suite with garden access alongside the main living areas. The upper floors house more stylish bedrooms, some with in-room baths and bunk beds for children.

Outdoors, the space is cleverly designed for alfresco dining, with an outdoor kitchen, barbecue area, and a sheltered lounge. It's perfect for sharing meals and unwinding after a day of exploring.

Marine House is located just moments from Southsea's beach, piers, castle, and Canoe Lake, with Portsmouth's attractions close by and easy access to Chichester, Winchester, Lymington, and the New Forest.

## Facilities

Wi-Fi/Internet • BBQ • Washing Machine • Villa • Coffee Machine • Ideal for Xmas/NY • Boat Trips • Ideal for Parties • Walk to Beach • Beach Nearby • Cots (Cribs) • Easy By Train • Walk to Village • Instagrammable • Modern • Xbox/Playstation/Wii • Ideal for Babies & Toddlers • Ideal for Kids



• Ideal for Teens • Hot Tub • Walk to Restaurant • Tumble Dryer •  
Dishwasher • All Bedrooms En-Suite • Satellite TV • Sauna/Steam • Home  
Cinema • Heating • High Chair(s) • Parking Space • Outstanding  
Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## House Interiors

### Lower Ground Floor

- Fully-equipped kitchen with 2 x ovens, induction hob, microwave, instant boiling water tap, 2 x dishwashers & American-style fridge freezer
- Dining room with seating for 18-20 guests and garden access

### Ground Floor

- Living room with 50" TV
- Cinema room with 85" screen, PS4, Apple TV, Netflix & Amazon TV
- Bar\*
- Bedroom with king-size bed, private decking area and access to Jack & Jill en-suite shower room
- Bedroom with king-size bed and access to Jack & Jill en-suite shower room

### First Floor

- Bedroom with twin single beds and en-suite shower room
- Bedroom with king-size bed and en-suite shower room
- Bedroom with single bed and en-suite shower room
- Bedroom with king-size bed, additional single bed and en-suite shower room
- Bedroom with king-size bed and en-suite shower room

### Second Floor

- Bedroom with king-size bed and en-suite shower room
- Bedroom with king-size bed, in-room bath tub and en-suite shower room
- Bedroom with king-size bed, in-room bath tub and en-suite shower room

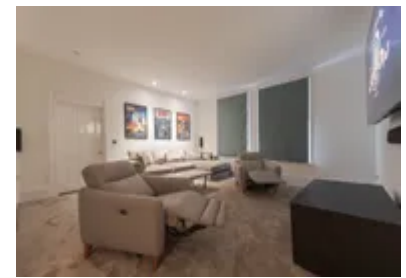
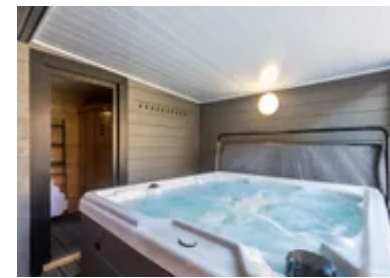
### Exterior Grounds

- Hot tub (seats 8)
- Sauna (seats 6-8)
- Outdoor kitchen
- Outdoor seating for 18 guests
- Gas barbecue

### Additional Facilities

- Wi-Fi
- SKY TV
- Netflix & PS4
- SONOS music system throughout
- Nespresso coffee machine and pods provided
- Washing machine
- Tumble dryer
- Travel cot & highchair available on request (*please bring your own cot linen*)
- Parking for up to 5 cars

*\*Please note that the bar is fully stocked for illustration purposes only - drinks & cocktail packages can be requested for an additional charge, otherwise, it will be left unstocked for clients to provide their own beverages.*





# Location & Local Information

Marine House enjoys a superb Southsea location, close to the beach. Southsea is a vibrant seaside resort filled with independent shops, cafes, and restaurants. Once a Victorian tourist hub, it remains entirely walkable, with attractions like Southsea Castle, built under Henry VIII, and the D-Day Museum featuring the remarkable Overlord Embroidery. Canoe Lake offers pedal boats and a fun play area, while nearby Lumps Fort houses the Rose Gardens and Model Village. Southsea's piers and blue plaques honouring famous residents add to its charm.

Just five minutes away, the Hoverport connects to Ryde on the Isle of Wight in ten minutes, perfect for exploring its beaches, shops, and Victorian heritage. Portsmouth's Gunwharf Quays, with designer outlets, restaurants, and the Spinnaker Tower, is under ten minutes from the house. History lovers can visit the Historic Dockyard, while Chichester, Winchester, and Lymington, all rich in culture and character, make excellent day trips.

## Local Amenities

|                     |                                     |
|---------------------|-------------------------------------|
| Nearest Bar/Pub     | The Merchant House (600m)           |
| Nearest Beach       | Southsea (100m)                     |
| Nearest Restaurant  | Nicholson's Tapas Restaurant (600m) |
| Nearest Supermarket | Sainsbury's Local (600m)            |
| Nearest Town/City   | Portsmouth (1km)                    |
| Nearest Village     | Southsea (100m)                     |



## What we love

- Marine House has been beautifully decorated and refurbished to offer stylish accommodation to large groups of family or friends
- Guests enjoy several special treats when staying at this immaculate holiday home, a sauna, hot tub and a bar
- The house boasts a brilliant location within walking distance of all of Southsea's attractions and amenities

## What you should know...

- Children must be supervised by a responsible adult when using the hot tub. Young children are not allowed to use the sauna.
- Please note that unless cocktails or drinks packages are requested (for an additional charge) prior to arrival, then the bar will be left unstocked. Guests are welcome to stock the fridge with their own beverages.
- The ground floor bedrooms share an en-suite bathroom. Please see the 'Property Layout' for further details.

# Terms & Conditions

- **Security deposit:** £1000 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection.
- **Arrival time:** 4.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Children must be supervised by a responsible adult when using the hot tub. Young children are not allowed to use the sauna. A travel cot & highchair are available on request (please bring your own cot linen).
- **Changeover day:** Monday or Friday. All other changeover days on request.
- **End of stay cleaning available?:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Outside only.
- **Other 2:** Please note that unless cocktails or drinks packages are requested (for an additional charge) prior to arrival, then the bar will be left unstocked. Guests are welcome to stock the fridge with their own beverages.
- **Other 3:** The maximum capacity is 20 guests - no additional day guests are permitted. The lead client may be asked for the names and ages of all guests staying.
- **Minimum stay:** 2 nights. This may be increased across peak dates.
- **Internet access?:** Wi-Fi internet access included.
- **Stag & Hen Do Allowed? :** Hen parties are on request only and subject to prior arrangement with the owner and additional charges. Stag parties are not allowed.
- **Noise policy :** The house is situated in a residential area so noise must be limited as to be respectful of neighbours when using the outdoor space. Outside parties, fireworks and loud music are not allowed.