



Palmerston Road, Southsea PO5 3QG



# **HIGHLIGHTS**

- COASTAL LIFESTYLE
- VIBRANT COMMUNITY
- **EXCELLENT TRANSPORT LINKS**
- GREEN SPACES
- HERITAGE AND HISTORY
- THRIVING DINING AND NIGHTLIFE
- PARKING AVAILABLE  $\sim$
- NEW CONVERSION
- LUXURY LIVING .
- RESERVE TODAY

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urban professionals.

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THE OLD DEBENHAMS BUILDING -HANDLEYS CORNER - SOUTHSEA

Handley's Corner in Southsea, a once thriving department store, has been beautifully transformed into modern apartments by St Cross Homes.

This stunning development blends the building's historic charm with contemporary living, offering stylish and spacious interiors designed to meet the needs of today's

With high-spec finishes and thoughtful layouts, Handley's Corner provides residents with the perfect balance of comfort

Located in the heart of Southsea, Handley's

Corner offers unparalleled access to the area's vibrant cultural scene, independent shops, and dining hotspots.

Residents will enjoy the convenience of living in a central location, while also benefiting from the peaceful, community-focused atmosphere Southsea is known for.

This transformation by St Cross Homes is set to redefine modern living in one of the most desirable neighbourhoods in Hampshire.

\*\*\*Please note the the property photographs are taken off the show flat and are used to demonstrate the level of finish and potential configurtions, please refer to floorplans for actual layout\*\*\*



## **PROPERTY INFORMATION**

residents and visitors alike.

THE SOUTHSEA SCENE Southsea is a unique coastal gem that perfectly blends the charm of a seaside town with the energy of a vibrant, cosmopolitan community.

As one of Hampshire's most sought-after residential areas, Southsea offers a truly dynamic lifestyle. The iconic Southsea Common and its expansive waterfront provide the perfect backdrop for outdoor enthusiasts, whether it's morning jogs, beach-side yoga, or simply soaking in the views of the Solent. Bevond the scenic beauty, Southsea's eclectic mix of independent cafés, boutique shops, and artisanal markets foster a rich, local culture that draws both

One of the key factors that make Southsea such a cosmopolitan place to live is its diverse arts and CONSTRUCTION entertainment scene. From live music at venues like The Wedgewood Rooms to avant-garde exhibitions at local galleries, there's always something to ignite your cultural curiosity.

Annual events like the Victorious Festival further amplify Southsea's creative spirit, attracting international acts and creating a buzzing atmosphere.

This cultural diversity is reflected in Southsea's food scene as well, with an array of international cuisines ranging from Mediterranean-inspired restaurants to vibrant street food offerings. The community in Southsea is equally as diverse as its

cultural offerings, with a healthy mix of young professionals, families, and retirees creating a velcoming environment for all.

Excellent transport links, including easy access to Portsmouth and London, make it a perfect base for city workers who crave a coastal escape. Southsea's thriving social scene, combined with its relaxed beach lifestyle, makes it a rare blend of tranquillity and modern urban living.

#### A STUNNING PLACE WHERE PEOPLE CAN ENJOY EVERY MINU

GUNWHARF QUAYS - 30 MINUTE WALK THE BEACH - 10 MINUTE WALK 10TH HOLE TEA ROOMS - 14 MINUTE WALK ASPEX ART GALLERY - 21 MINUTE WALK REVIVE - 2 MINUTE WALK BREWHOUSE & KITCHEN - 7 MINUTE WALK 22 COFFEE SHOPS - ALL AROUND SOUTHSEA COMMON- 5 MINUTE WALK

#### SPECIFICATIONS

#### **KITCHEN**

Contemporary kitchen with comprehensive floor and wall cupboards. Mineral stone with complementary upstands.

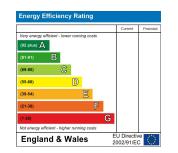
Stainless-steel Blanco bowl sink. Instant boiling hot water tap in brushed brass. Stainless-steel electric single oven with slide and hide door

Black glass 4 zone induction hob. Angled black glass cooker hood. Integrated fridge freezer, with door and handle to REMOVAL QUOTES

match. kitchen units. Integrated dishwasher with door and handle to

## match kitchen units.

BATHROOMS Vanity Units and Basins Baths WC Shower Fixtures Wall Finish Floorina Lighting Towel Rails Bathrooms Vanity units to all bathrooms & en-suites White steel bath. Concealed cisterns with soft close seat. Exposed thermostatic valves complete with shower head on riser rail. Ceramic tiling to walls with gold trim to match brassware Ceramic floor tiles. LED downlighters. Ladder radiator to all bathrooms.



#### INTERNAL FINISHED AND FEATURES

Doors High quality contemporary white interna doors fitted with brushed brass ironmongery. Windows High efficiency double glazed aluminium powder coated in solid grey externally and solid grey internally.

Skirting & Architrave Square cut throughout. Decoration - Walls painted in neutral emulsion smooth ceilings in white emulsion with white painted woodwork throughout.

## PLUMBING AND HEATING

Boiler Electric boiler and a pressured hot water system with storage tank Towel Rail Heated towel rail to bathroom Heating Control Electronic wall mounted thermosta

Materials Traditionally constructed brick and block outer walls. Flooring Concrete floors

### **ELECTRICAL & LIGHTING**

Lighting - Down-lighters throughout. Socket / Switches White moulded slimline sockets and

Fibre Broadband CAT 6 wiring for home network to allow customer's own installation of audio visual integration

Alarms Carbon monoxide and smoke detectors fitted

Ventilation Slimline mechanical extractor fan to

bathrooms and kitchens. Door Entry System Effortless security system with fingerprint, RFID key-card, passcode, mobile app, and traditional key access.

## **TENURE & WARRANTY**

Tenure Brand new 250 year lease Warranty 10 year building warranty

## BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortagges and protection for anyone. regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortage application, and ways to protect your health, home,

### OFFER CHECK PROCEDURE -

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

### SOLICITOR

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



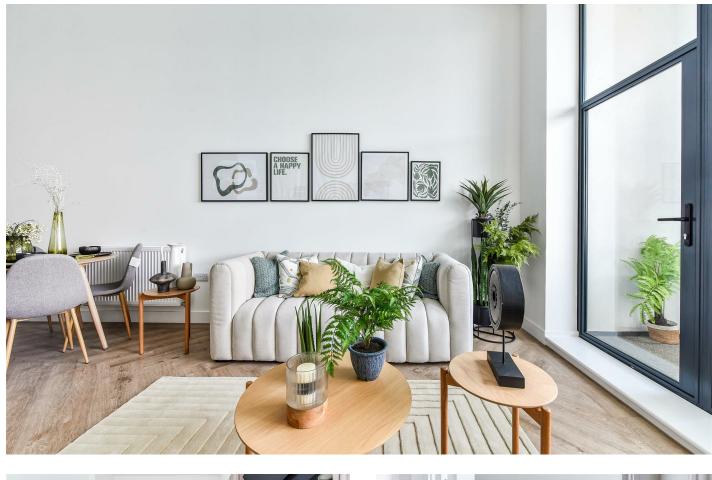








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