

£325,000

St. Helens Parade, Southsea PO4  
ORN

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ LANDMARK LOCATION
- ❖ BRAND NEW CONVERSION
- ❖ HIGH END SPECIFICATION
- ❖ OPEN PLAN LIVING
- ❖ DUPLEX APARTMENT
- ❖ TWO DOUBLE BEDROOMS
- ❖ LUXURY BATHROOM
- ❖ LIFT ACCESS
- ❖ AVAILABLE TO VIEW
- ❖ NO FORWARD CHAIN

### EXCLUSIVE ONE, TWO & THREE BEDROOM SEA VIEW AND DUPLEX APARTMENTS

Welcome to Solent Views — a prestigious new development set within the iconic former Southsea hotel, beautifully positioned on St Helens Parade with uninterrupted views across the Solent.

This exclusive collection of bespoke 1, 2, and 3-bedroom apartments and duplexes has been carefully crafted to

offer luxury coastal living. Many of the homes boast exceptional sea and city views, making them a rare opportunity in this sought-after location.

The building has undergone a sensitive and stylish transformation over the past 18 months, retaining its original charm while embracing modern design. Now entering its final phase, the attention to detail is second to none — and buyers will not be disappointed.

Call today to arrange a viewing  
02392 864 974  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)







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# PROPERTY INFORMATION

## SPECIFICATIONS

Nude oak parquet flooring  
Bespoke German Kitchen with Quartz counter tops  
Neff appliances  
Claybrook feature tiled bathrooms  
Crosswater chrome sanitaryware  
Plush carpeted bedrooms  
Traditional architectural features with arched openings and pillar radiators

## KITCHEN/LOUNGE/DINING

19'8" x 18'7" (5.99m x 5.66m)

## BEDROOM ONE

11'7" x 12'2" (3.53m x 3.71m)

## BEDROOM TWO

8'10" x 12'1" (2.69m x 3.68m)

## BATHROOM

7'7" x 5'11" (2.31m x 1.80m)

## Anti-Money Laundering (AML)

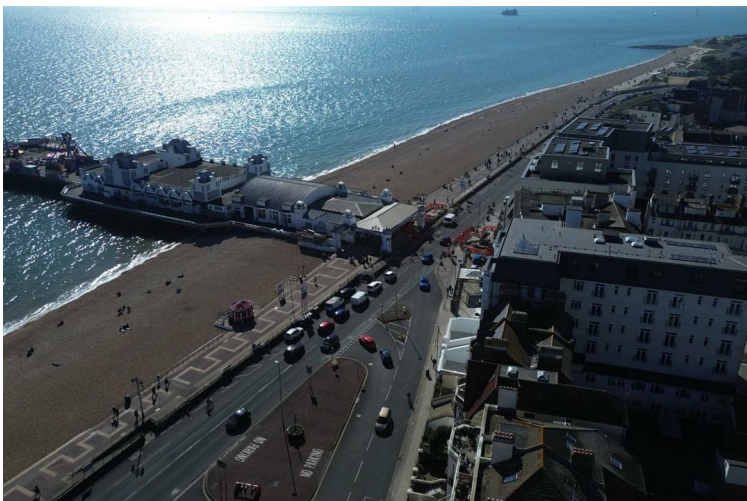
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of

identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

## 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 mortgages and protection for anyone, regardless of who they are buying and selling through.

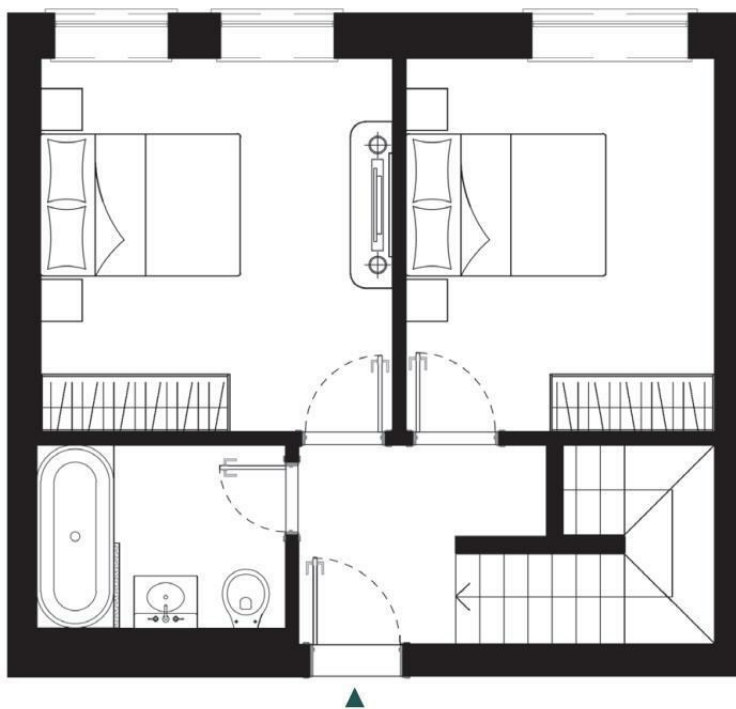
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



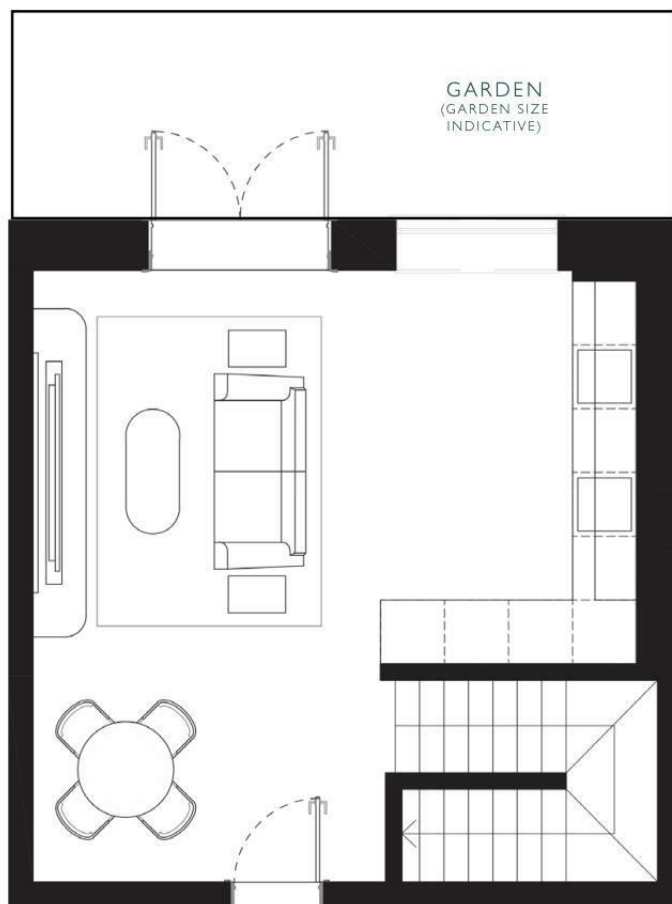
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



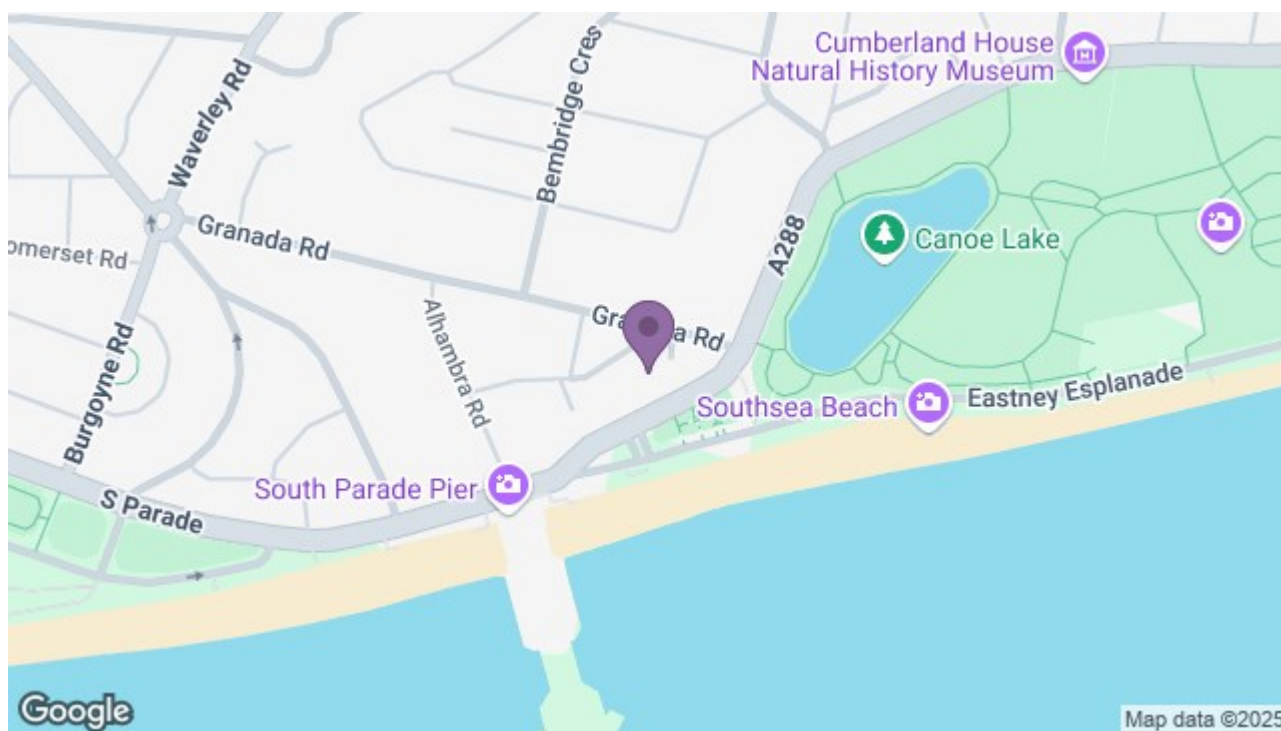




GROUND FLOOR



LOWER GROUND FLOOR



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