



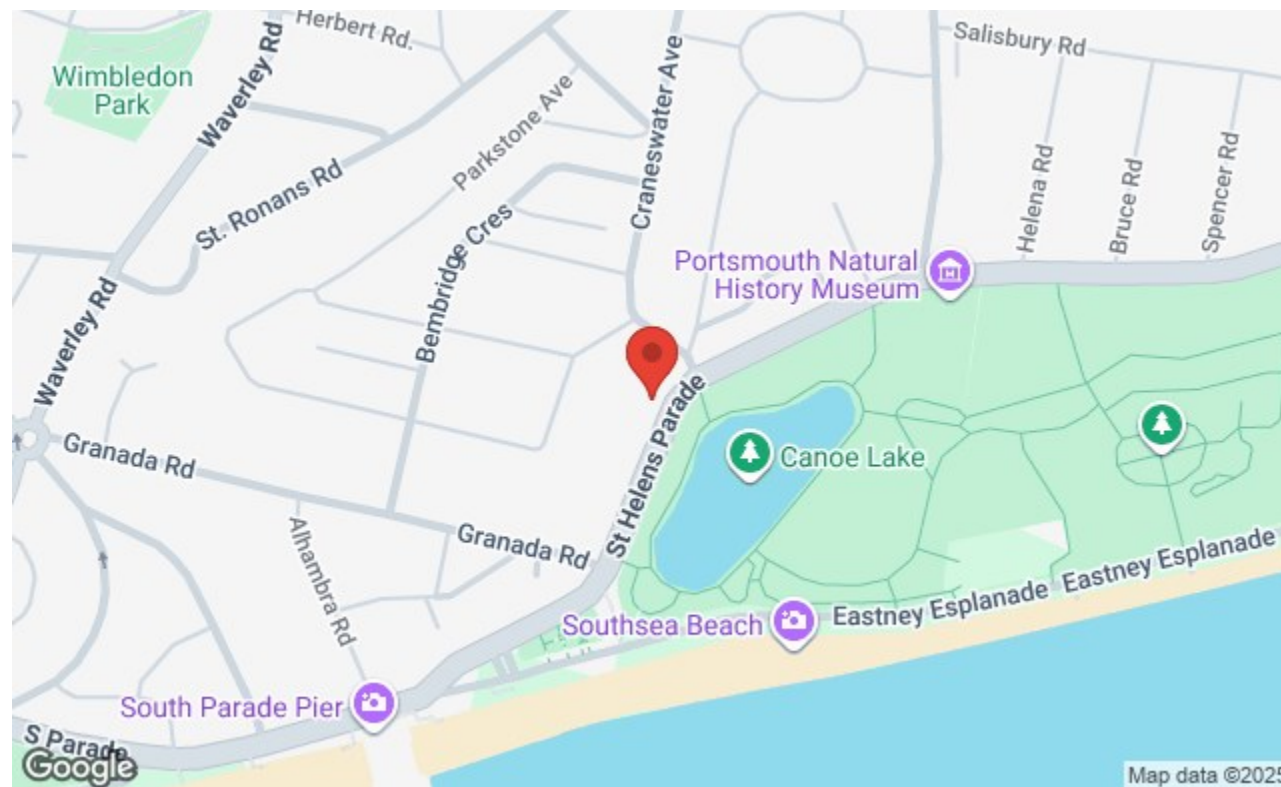
St. Helens Parade, Southsea, PO4

Approximate Area = 5360 sq ft / 497.9 sq m
Limited Use Area(s) = 108 sq ft / 10 sq m
Total = 5468 sq ft / 507.9 sq m
For identification only - Not to scale



Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1368981



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Guide Price £1,000,000

St. Helens Parade, Southsea PO4 0QJ

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ INCREDIBLY RARE OPPORTUNITY
- ❖ OVER 5000 SQUARE FEET
- ❖ FLEXIBLE ACCOMMODATION
- ❖ SET OVER 4 FLOORS
- ❖ OVERLOOKING CANOE LAKE
- ❖ VIEWS TO THE SEA
- ❖ EXCLUSIVE ADDRESS
- ❖ CHANCE TO MODERNISE
- ❖ NO ONWARD CHAIN
- ❖ CALL TO VIEW

**** INCREDIBLY RARE OPPORTUNITY TO ACQUIRE EXCLUSIVE ADDRESS OVER LOOKING CANOE LAKE WITH SCOPE FOR INVESTMENT ****

We are absolutely honored to be able to offer for sale this important residential dwelling situated on the highly requested St Helens Parade. Overlooking Canoe Lake and moments from the shoreline at Southsea Beach, this vast home offers the next lucky owner an unbelievable opportunity to create a spectacular residence.

Set over 4 floors and offering over 5000 square feet of accommodation

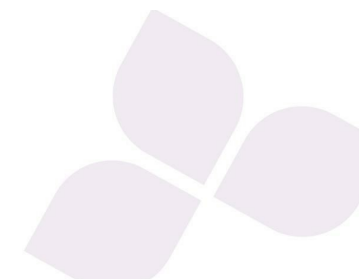
this is a home just waiting to be transformed into your forever home or into apartments (subject to the relevant permissions). With multiple rooms on each floor, you can create a large family home with numerous bedrooms and bathrooms and still retain a huge amount of living space.

The property benefits from a good size garden for the area and the location could not be more convenient to enjoy all Southsea Seafront and central Southsea has to offer. For anyone with an imaginative eye and looking to create something special, this is exactly the home you've been waiting for.

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOWER GROUND FLOOR

STUDY

21'7" x 15'2" max (6.58m" x 4.62m" max)

SNUG

14'3" x 13'7" (4.34m" x 4.14m")

STORAGE

16'4" x 12'8" (4.98m" x 3.86m")

PANTRY

14'10" x 5'0" (4.52m" x 1.52m")

LAUNDRY

14'10" x 8'3" (4.52m" x 2.51m")

WC

GROUND FLOOR

LIVING ROOM

20'7" x 14'6" (6.27m" x 4.42m")

DINING ROOM

15'7" x 13'11" (4.75m" x 4.24m")

KITCHEN

10'0" x 9'3" (3.05m" x 2.82m")

BATHROOM

13'8" x 5'7" (4.17m" x 1.70m")

BEDROOM 1

17'0" x 14'7" (5.18m" x 4.45m")

BEDROOM 2

14'7" x 14'2" (4.45m" x 4.32m")

SUN ROOM

9'7" x 8'0" (2.92m" x 2.44m")

FIRST FLOOR

BEDROOM 3

17'2" x 14'5" (5.23m" x 4.39m")

BEDROOM 5

16'10" x 14'8" (5.13m" x 4.47m")

BEDROOM 8

14'6" x 14'3" (4.42m" x 4.34m")

BEDROOM 10

12'4" x 10'10" max (3.76m" x 3.30m" max)

KITCHEN

14'0" x 12'4" (4.27m" x 3.76m")

BATHROOM

11'7" x 10'1" (3.53m" x 3.07m")

WC

SECOND FLOOR

BEDROOM 4

17'0" x 14'8" max (5.18m" x 4.47m" max)

BEDROOM 7

15'9" x 11'1" max (4.80m" x 3.38m" max)

BEDROOM 6

15'7" x 14'3" max (4.75m" x 4.34m" max)

BEDROOM 9

14'6" x 10'10" max (4.42m" x 3.30m" max)

KITCHEN

15'11" x 9'5" (4.85m" x 2.87m")

BATHROOM

9'5" x 4'11" (2.87m" x 1.50m")

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

COUNCIL TAX BAND G

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.

PROPERTY TENURE

Freehold

REMOVAL QUOTES

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.

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		
EU Directive 2002/91/EC		
England & Wales		



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