



Penthouse | 7 Bardington Apartments

11-12 South Parade | Southsea | Hampshire | PO5 2JB

FINE & COUNTRY



# STEP INSIDE

Penthouse | 7 Bardington | £995,000 | Leasehold

This apartment is something special, packed with hard to find features such as a private lift, two car parking spaces and 1840 sq ft of living space laid out over two floors. This apartment is one up from the rest with its spacious layout with a light and airy feel. To the front is a wide southerly facing balcony accessible from the main living areas with panoramic views across beautiful manicured gardens of Southsea Common towards the Solent and Isle of Wight beyond. The internal accommodation extends over two floors with a lower level hallway, utility room and primary bedroom with en-suite and large range of built-in wardrobes. On the upper level is a further bedroom with en-suite shower room, the primary reception room linking to the dining room and kitchen with the south facing full width balcony, as well as a separate guest cloakroom. Having residents gated car parking (two spaces), a lift service with private code controlled access directly into each apartment, this is truly 21st century living, all that stands between the property and the sea are well laid out manicured gardens and the

extensive and newly created sea defences, there are tennis courts, a bowling green and range of small cafes all accessible within a few minutes' walk.

It is not all about seafront leisure you are also very well located for Southsea and Gunwharf Quays shopping, entertainment and restaurants all being in walking distance, early internal viewing of this unique penthouse apartment is strongly recommended in order to appreciate both the spectacular accommodation and location on offer.

**ENTRANCE:** Painted and rendered walls with matching pillars and soldier railings over with tiled steps leading to communal main security front door with entry phone system, leading to:

**FOYER:** Coir matted area leading to black and white chequered tiled flooring, panelling to half wall level, high skirting boards, ceiling coving and spotlights, lift service to all floors, door to rear hallway with a door leading to the communal stairs to all floors and steps down to rear car park.









**THIRD FLOOR:** Landing, door to:

**FLAT 7:**

**HALLWAY:** Wood flooring, range of mirror fronted built-in storage cupboards to one wall one with shelving and one housing electric meter with shelving over, controls for central heating, roll top radiator, staircase with balustrade rising to main landing, ceiling coving, door to utility room, twin doors leading to primary bedroom.

**UTILITY ROOM:** 8'4" x 5'10" Double glazed window to rear aspect with views over roof tops towards Portsdown Hill in the distance, work surface with circular sink unit and mixer tap, space and plumbing for washing machine and tumble dryer, extractor fan, heated towel rail with shelf over, built-in airing cupboard housing boiler supplying domestic hot water and central heating (not tested), ceiling spotlights and sprinkler system.

**PRIMARY BEDROOM:** 20'5" x 17'5" measurements do not include recessed area with twin double doors leading to hallway and door to en-suite. Double glazed windows to front aspect with outstanding views towards the Solent, Napoleonic fort and the Isle of Wight beyond, two roll top radiators, built-in wooden head board with glass shelving

into recesses on either side and power points with USB ports, ceiling coving and spotlights, sprinkler system, to one wall is a comprehensive range of floor to ceiling built-in wardrobes with hanging space and drawers, dimmer switches and zoned ceiling spotlights, T.V. aerial point, automated controls for entry phone system.

**EN-SUITE:** White suite comprising; free standing bath with separate mixer tap, concealed cistern w.c., large corner shower cubicle with curved panelled doors, drench style hood, separate shower attachment and recessed shelf, floating vanity unit with twin circular sinks with mixer taps and drawers under, mirrors with automated lighting over, heated towel rail, tiled flooring and tiled surrounds, extractor fan, ceiling spotlights.

**TOP FLOOR LEVEL:** Split level landing with deep shelf and steps leading up to primary landing with balustrade, skylight window, ceiling spotlights, doors to primary rooms, twin doors leading to living room, wooden flooring.

**CLOAKROOM:** Concealed cistern w.c., work surface with rectangular wash hand basin, tiled splashback, matching wooden flooring, skylight window, extractor fan, ceiling spotlights.













**BEDROOM 2:** 14'6" x 8'9" Double glazed window to rear aspect with outstanding views over roof tops towards Portsdown Hill in the distance, wood flooring, power points with USB ports, ceiling spotlights, sprinkler system, T.V. aerial point, door to:

**EN-SUITE SHOWER ROOM:** Large shower area with wall mounted controls, drench style hood and separate shower attachment, floor drain away, concealed cistern w.c. with shelf over, tiled flooring, towel rail, skylight fire escape, extractor fan, wash hand basin and cupboard under, double glazed window to rear aspect with outstanding views over roof tops towards Portsdown Hill in the distance.

**LIVING ROOM:** 18'10" x 17'5" Feature double glazed bi-folding doors incorporating blinds leading to roof terrace with outstanding views over Southsea Common, sea defences, towards the Solent and Isle of Wight in the distance, recess for T.V. with log effect glass fronted fire under, built-in book shelving and storage cupboards under to one side, twin doors leading to landing, ceiling spotlights and sprinkler system, wood flooring, controls for heating, automated controls for entry phone system, square opening leading to:

**OPEN PLAN KITCHEN / DINING ROOM:** 32'3" decreasing to 17'2" x 20'2" maximum, decreasing to 11'3"

**Dining area:** Feature apex skylight window with sliding blinds, wood flooring, bi-folding full width doors incorporating blinds leading to roof terrace with outstanding views, the new sea







defences, the Solent and Isle of Wight in the distance, ceiling spotlights, central island with wine cooler under, range of storage cupboards and pan drawers.

**Kitchen:** Comprehensive range of matching built-in storage cupboards, one with twin doors and range of shelving, work surface and drawers under, integrated tall fridge and freezer with matching doors, range of drawer units, inset Bora induction hob with central extractor fan and pan drawer under, corner storage carousel, pull-out bin drawer, integrated Neff dishwasher with matching door. Inset Blanco sink unit with mixer tap and Quooker instant hot water tap, double glazed window to rear aspect with views over roof tops towards Portsdown Hill in the distance, eye-level Neff double oven and grill with hide & slide doors, drawer under and storage cupboard over, ceiling spotlights, sprinkler system, matching wood flooring, door to lift with private access from reception foyer with coded entrance

**ROOF TERRACE:** Stretching the full width of the living room and dining room, with stunning views of the Solent & Napoleonic Sea Forts.

**OUTSIDE:** Two the rear accessible through remote controlled gates is a bin store, plant room and cycle storage area as well as two allocated car parking spaces plus connectivity for EV point.

**TENURE:** Leasehold with new (2024) 999 year lease.

**MAINTENANCE:** £2,500.00 per annum (to be confirmed).

**GROUND RENT:** None payable.

**TO FIND THE PROPERTY:**

From South Parade Pier proceed along South Parade in a westerly direction where Bardington Apartments can be found on the right hand side before the junction with Florence Road.





**AGENTS NOTES:**

Council Tax Band - Portsmouth City Council

Broadband – ADSL/FTTC/FTTP [Fibre Checker \(openreach.com\)](https://openreach.com/fibre-checker)

Flood Risk – Refer to -

[GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk)










# Bardington Apartments

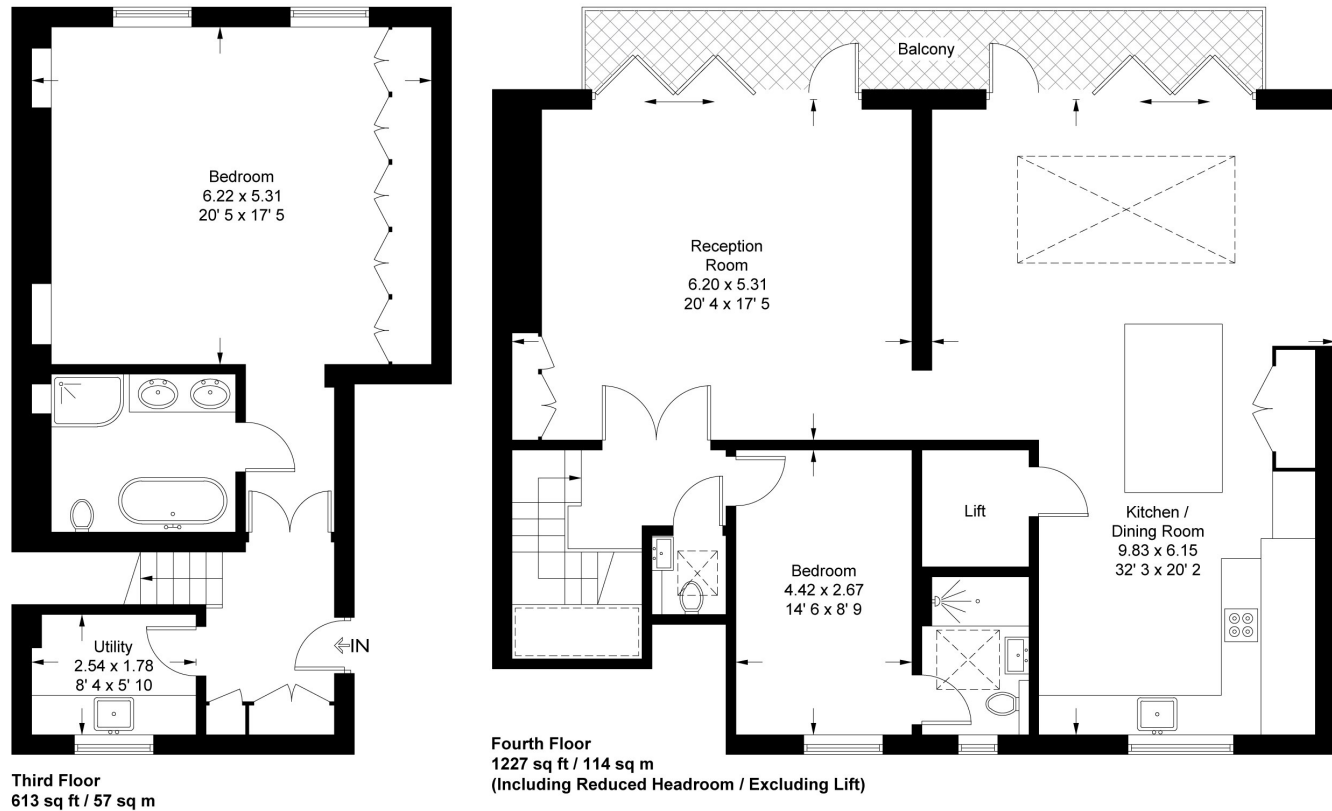
Approximate Gross Internal Area = 1825 sq ft / 169.6 sq m

(Excluding Reduced Headroom / Lift)

Reduced Headroom = 15 sq ft / 1.4 sq m

Total = 1840 sq ft / 171 sq m

 = Reduced headroom below 1.5m / 5'0



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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