

£725,000

St. Helens Parade, Southsea PO4  
0AF

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ LANDMARK LOCATION
- ❖ BRAND NEW CONVERSION
- ❖ HIGH END SPECIFICATION
- ❖ OFF ROAD PARKING
- ❖ SOUTH FACING COURTYARD
- ❖ TWO DOUBLE BEDROOMS
- ❖ TWO LUXURY BATHROOMS
- ❖ UPPER GROUND FLOOR
- ❖ AVAILABLE TO VIEW
- ❖ NO FORWARD CHAIN

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

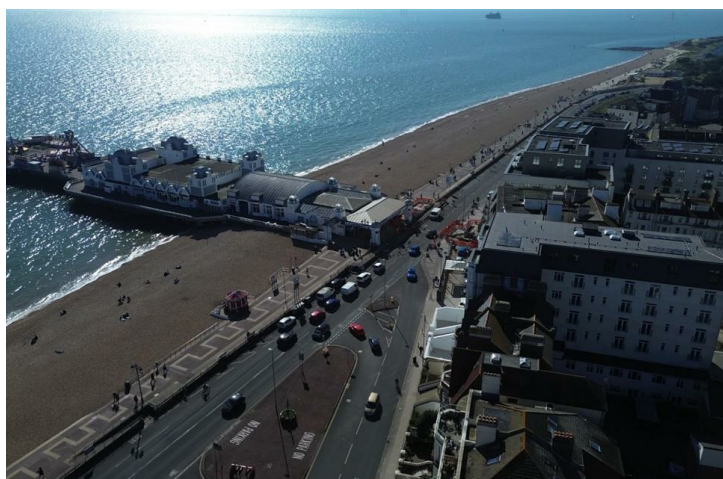
A prestigious development of an iconic Southsea Hotel, Solent views sits proudly on St Helens parade with unprecedented views of the Solent. And exclusive development of bespoke 1,2 and 3 bedroom apartments and duplexes many of which have

unrivalled sea and city views

The building has tastefully undergone a conversion from hotel over the last 18 months have now been transformed an hour for the finer details which will not be left disappointed

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





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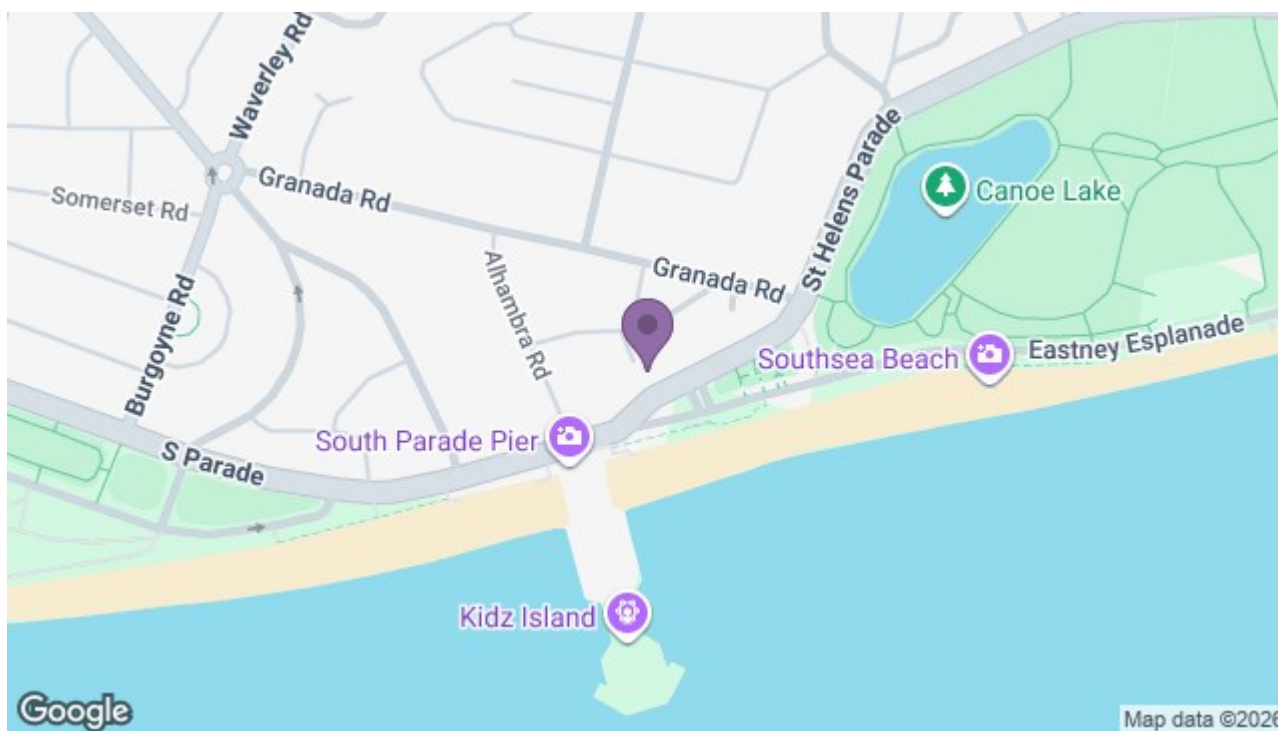
# PROPERTY INFORMATION

## 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

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





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