£1,600 Per Month

44-46 Palmerston Road, Southsea
PO5 3AN

bernards
THE ESTATE AGENTS

2 2 1

HIGHLIGHTS

- SELECTION OF APARTMENTS AVAILABLE
- VIBRANT COMMUNITY
- EXCELLENT TRANSPORT LINKS
- GREEN SPACES
- HERITAGE AND HISTORY
- THRIVING DINING AND NIGHTLIFE
- PARKING AVAILABLE
- NEW CONVERSION
- LUXURY LIVING
- AVAILABLE NOW

Phase Two of the remarkable transformation of the former Debenhams department store on Palmerston Road has arrived. Once a thriving retail landmark in the heart of Southsea, Handley's Corner has been thoughtfully reimagined by St Cross Homes into an exceptional collection of contemporary apartments.

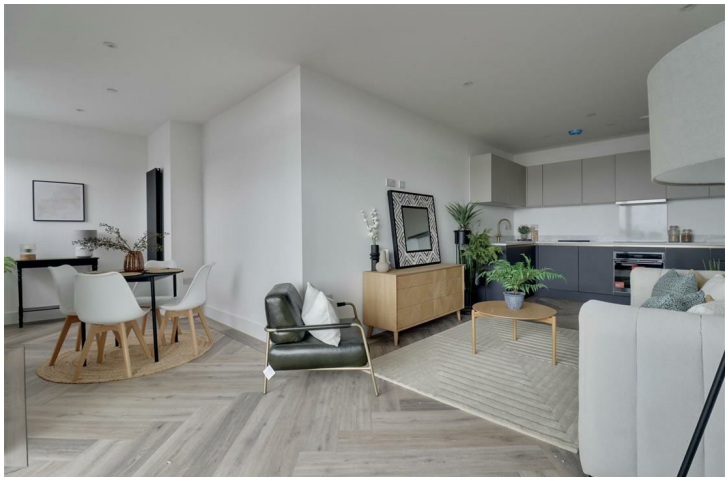
Combining the character and heritage of this iconic building with stylish modern design, Handley's Corner offers spacious, beautifully finished homes tailored to modern urban living. Each apartment features high-specification interiors, elegant finishes, and carefully considered layouts that deliver both comfort and sophistication.

Perfectly positioned in central Southsea, residents can enjoy immediate access to the area's vibrant café culture, independent boutiques, restaurants, and seafront attractions, while still benefiting from the welcoming community atmosphere the area is renowned for.

This exciting development by St Cross Homes presents a rare opportunity to experience premium modern living in one of Hampshire's most sought-after coastal neighbourhoods.

Please note: Property photographs shown are of the show apartment and are intended to illustrate the standard of finish and possible furniture configurations. Please refer to the floorplans for the exact apartment layout.

Call today to arrange a viewing
02392 864 974
www.bernardsea.co.uk



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PROPERTY INFORMATION

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.
Beyond the scenic beauty, Southsea's eclectic mix of independent cafés, boutique shops, and artisanal markets foster a rich, local culture that draws both residents and visitors alike.

One of the key factors that make Southsea such a cosmopolitan place to live is its diverse arts and 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 welcoming 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 match. kitchen units.
Integrated dishwasher with door and handle to match kitchen units.

BATHROOMS

Vanity Units and Basins Baths WC Shower Fixtures
Wall Finish
Flooring
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 internal 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 thermostat

CONSTRUCTION

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

ELECTRICAL & LIGHTING

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

Right to Rent

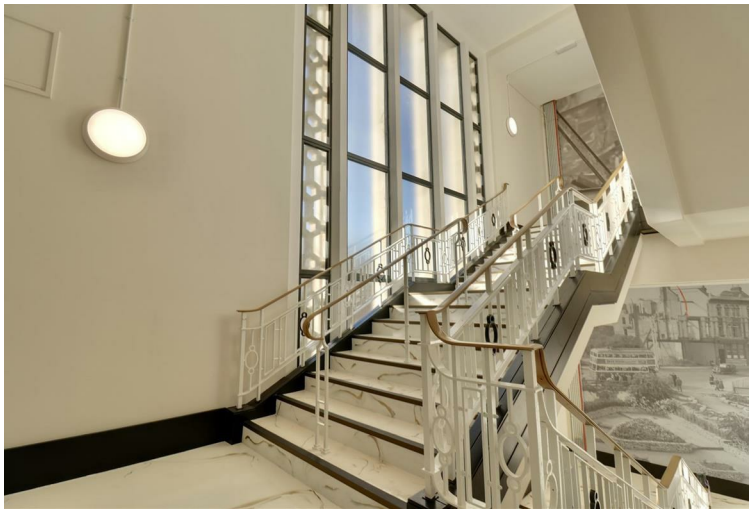
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

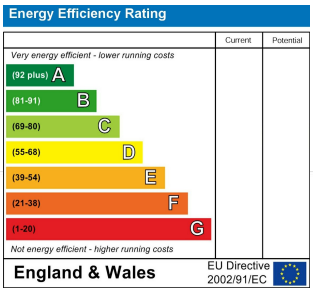
Tenant Fees Act 2019

As well as paying the rent, you may also be required to make the following permitted payments.

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

· Holding deposits (a maximum of 1 week's rent);
· Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
· Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
· Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
· Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;
· Council tax (payable to the billing authority);
· Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
· Reasonable costs for replacement of lost keys or other security devices;
· Contractual damages in the event of the tenant's default of a tenancy agreement; and
· Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.





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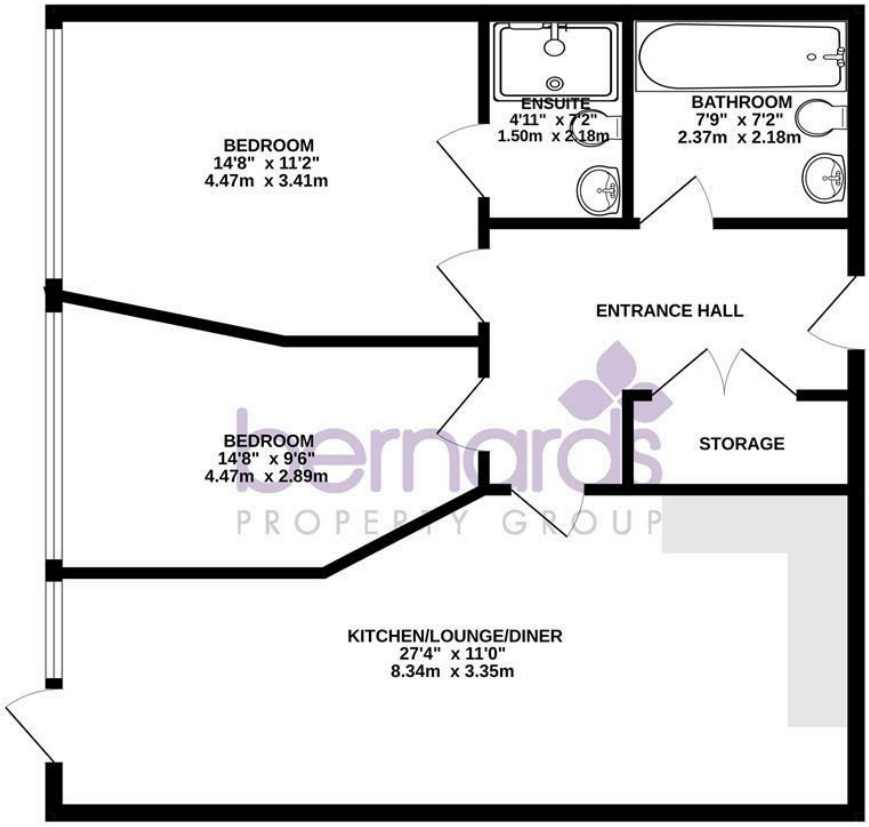
3RD FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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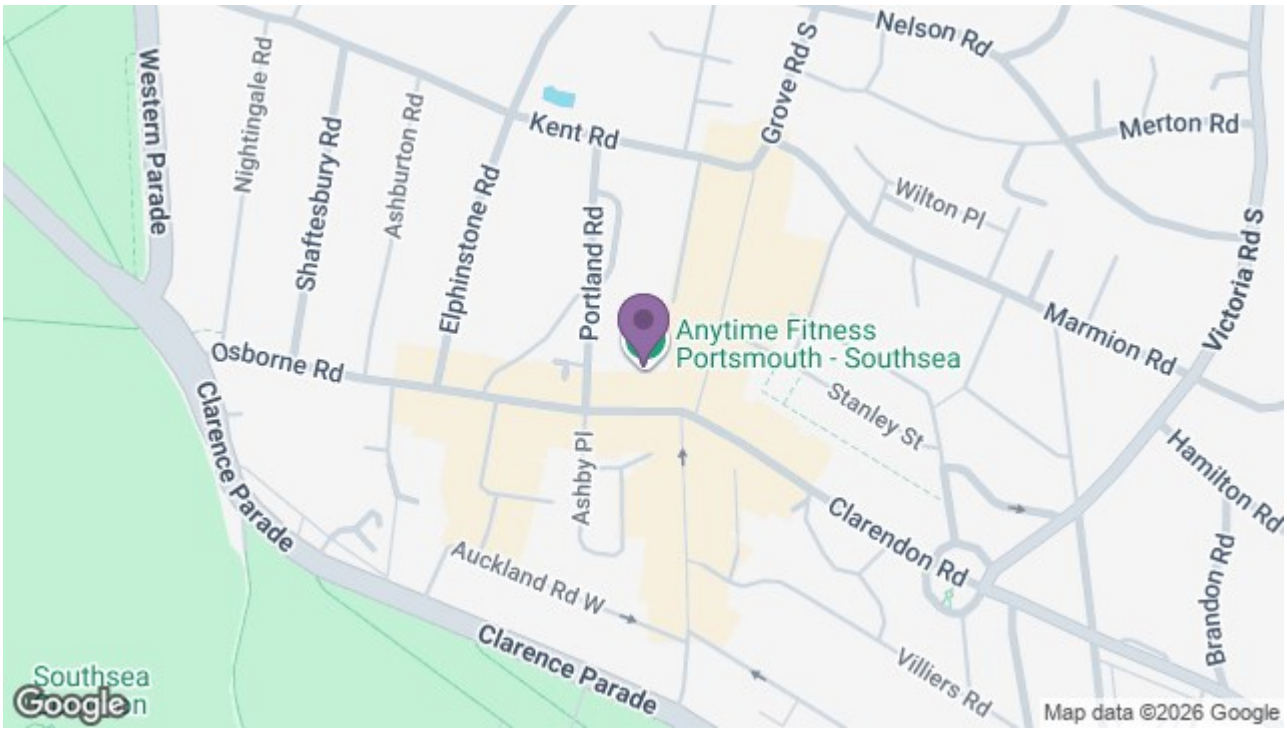

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