Asking Price £650,000

Kent Road, Southsea PO5 3ET

bernards
THE ESTATE AGENTS

3 3 1



HIGHLIGHTS

- LANDMARK SOUTHSEA DEVELOPMENT
- BRAND NEW CONVERSION
- THREE DOUBLE BEDROOMS
- MASTER EN-SUITE AND DRESSING ROOM
- ELECTRIC GATES & PARKING FOR TWO CARS
- CENTRAL LOCATION
- NO FORWARD CHAIN
- ONLY 12 AVAILABLE
- THOMAS ELLIS OWEN BUILDING
- A MUST VIEW

Bernards are proud to present this exquisite three bedroom duplex residence, all set within the distinguished Grade II listed Portland Terrace.

Positioned in the heart of Southsea, moments from an array of amenities, this exceptional home is approached via private electric gates, opening onto a secluded front garden and dedicated parking, creating an immediate sense of exclusivity and arrival.

The private entrance leads to the upper level of the duplex, where an impressive reception hall sets the tone for the accommodation beyond. A striking open plan living space unfolds, bathed in natural light and thoughtfully designed for both relaxation and entertaining. The elegant lounge and dining area flow seamlessly into a bespoke kitchen, beautifully finished with quartz worktops and premium integrated appliances. From here, doors open onto a private courtyard, providing a tranquil and intimate setting for al fresco dining.

Also on this level is a guest WC, utility area, and access to the lower floor.

Descending to the lower leveL, the principal suite is a true sanctuary, featuring a luxurious en-suite bathroom, a dressing area, and access to a charming private terrace, perfect for morning coffee or quiet retreat.
The second bedroom and third bedrooms are equally impressive, benefitting from their own private coffee terrace.

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











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PROPERTY INFORMATION

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.

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.

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.

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!

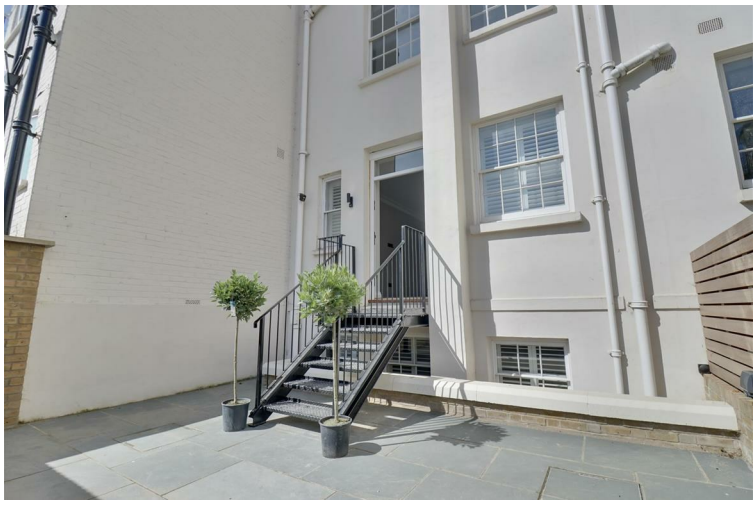
Anti-Money Laundering (AML)

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

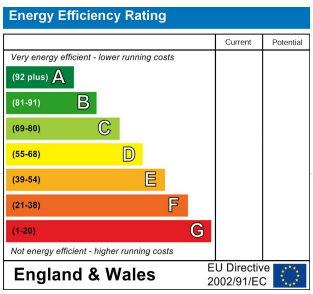
Council Tax TBC







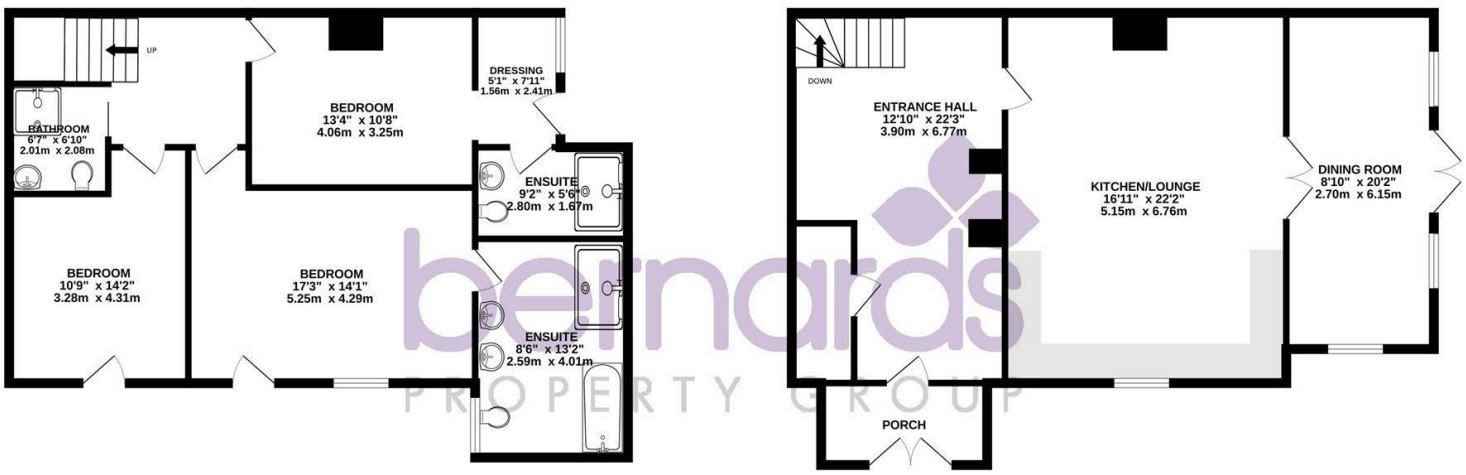




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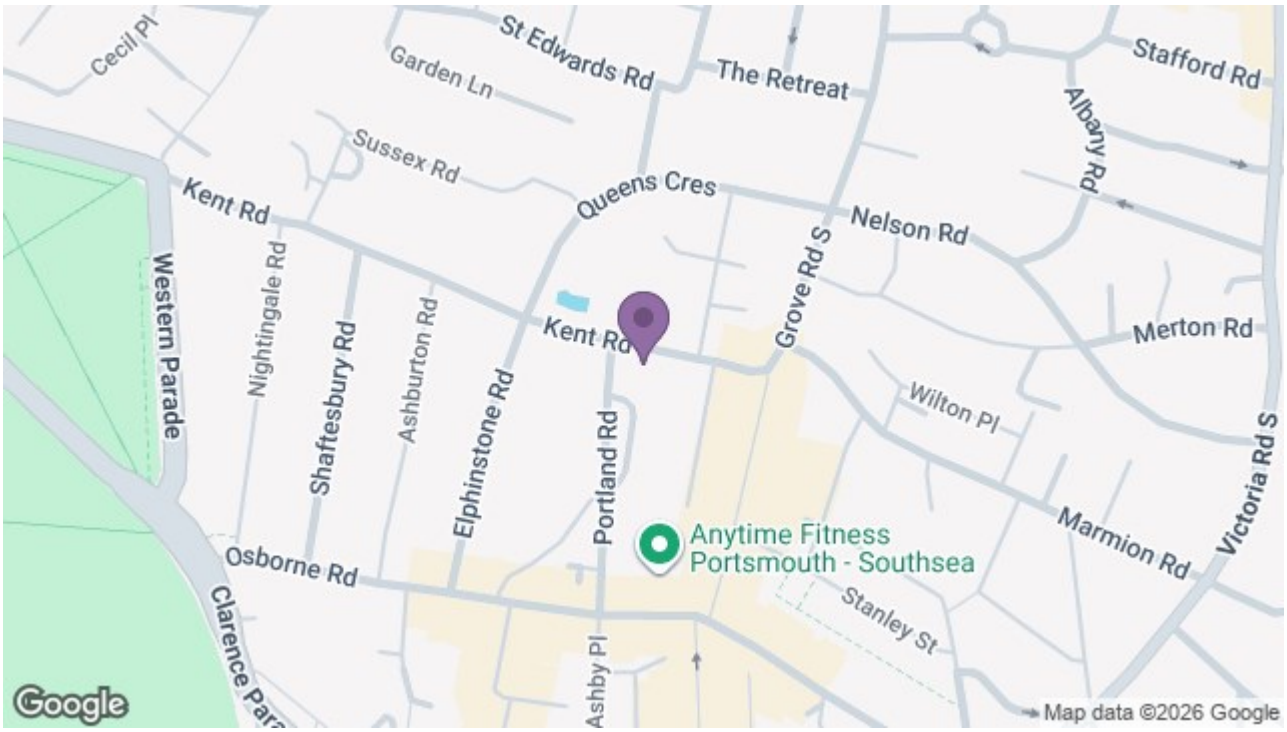
BASEMENT
827 sq.ft. (76.9 sq.m.) approx.

GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 1702 sq.ft. (158.1 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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