

£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

Bernards are delighted to offer for sale this brand new, stunning two bedroom ground floor duplex apartment, boasting beautiful sea views and a private south facing garden, ideally located in Southsea.

Positioned on the seafront with direct access to South Parade Pier, this exceptional home offers an impressive amount of living space. The ground floor features a spacious lounge with direct sea views across the Solent, creating a bright and relaxing setting. Also on this level are two generous double bedrooms, both benefiting from stylish fully fitted en-suite bathrooms and high ceilings. The principal bedroom is particularly striking, with floor to ceiling windows that perfectly frame the sea views.

The lower level of the duplex is a true showpiece, offering a full floor dedicated to contemporary open plan living. A beautifully designed kitchen with a large central island forms the heart of the space, seamlessly separating the kitchen and living areas, making it perfect for entertaining and modern family life, a well thought utility and WC

finish the space.

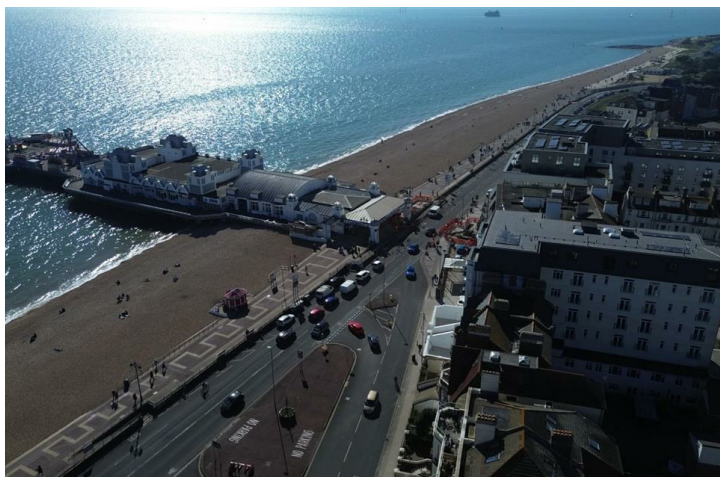
Finished to a high standard throughout, the apartment features wood flooring in the living areas, carpeted bedrooms, and fully tiled bathrooms. Ready to move straight into, this impressive home combines modern design with a fantastic coastal location, all within easy reach of excellent local amenities.

Welcome to Solent View — a prestigious new development set within the iconic former Southsea hotel, beautifully positioned on St Helens Parade with uninterrupted views across the Solent.

This exclusive collection of bespoke 1, 2, and 3-bedroom apartments and duplexes has been carefully crafted to offer luxury coastal living. Many of the homes boast exceptional sea and city views, making them a rare opportunity in this sought-after location.

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





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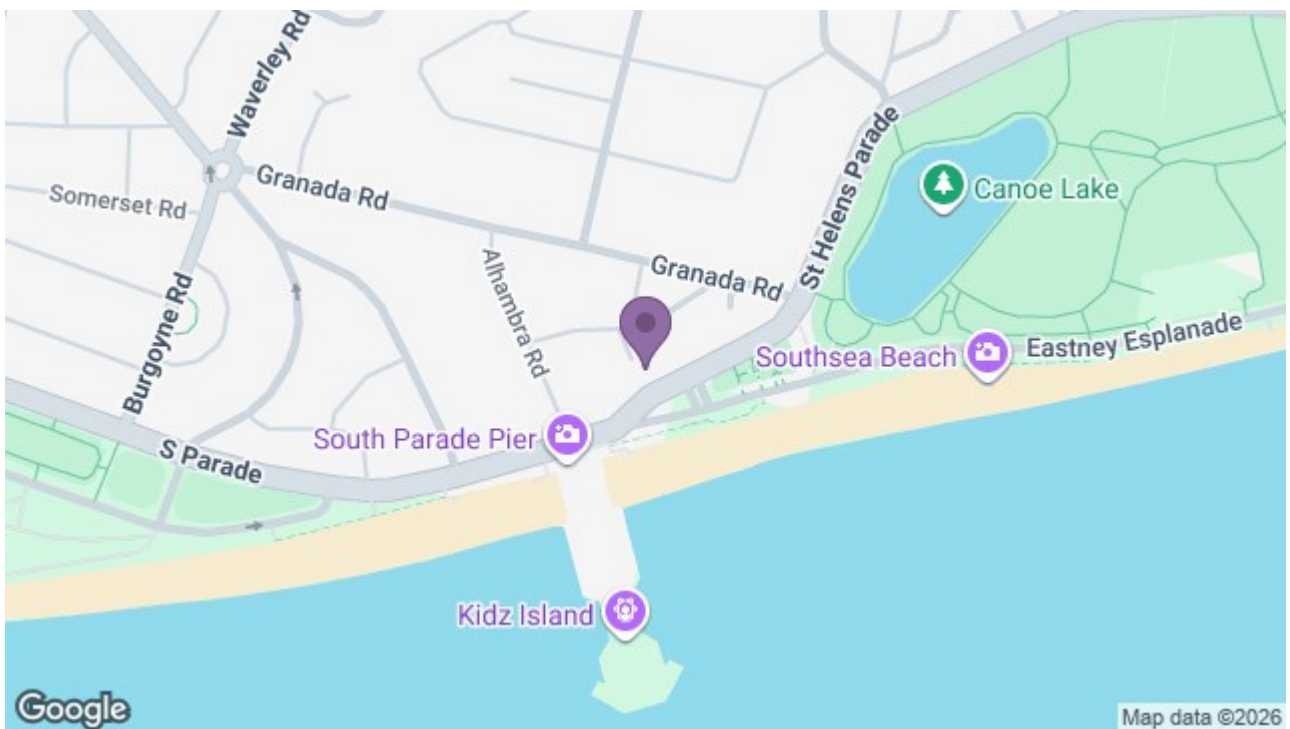
# PROPERTY INFORMATION

## 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) 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			
England & Wales		EU Directive 2002/91/EC	





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