

Offers In The Region Of  
£365,000  
Palmerston Road, Southsea PO5  
3QG

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- Beautifully presented two bedroom apartment
- Fully fitted high end kitchen with integrated appliances
- Spacious lounge/dining area
- Private Terrace
- Parking available
- Central Southsea location
- Floor to ceiling windows, flooding with natural light
- New conversion with 10 year warranty
- Luxury living close to all amenities
- RESERVE TODAY

We are delighted to bring to the market this beautifully presented two bedroom apartment in the heart of Central Southsea. Boasting juliet balcony and exceptional finishes throughout, this home offers stylish, contemporary living in a central location.

Accessed via impressive communal areas, enhanced by a striking original marble staircase, the apartment welcomes you into a bright, inviting entrance hall. The hallway provides access to a good size storage cupboard and a fully fitted bathroom, finished to an exceptional standard, complete with shower over bath.

The spacious lounge/diner is flooded with natural light from the impressive floor-to-ceiling windows, creating a wonderful space for both relaxation and entertaining. The fully fitted kitchen features integrated appliances and has been finished to an excellent specification.

The property offers two well-proportioned bedrooms, the

master offers a great space, with plenty of light. The second bedroom is equally spacious and is a great space for family members or a study area.

Handley's Corner in Southsea, a once thriving department store, has been beautifully transformed into modern apartments by St Cross Homes.

This stunning development blends the building's historic charm with contemporary living, offering stylish and spacious interiors designed to meet the needs of today's urban professionals.

With high-spec finishes and thoughtful layouts, Handley's Corner provides residents with the perfect balance of comfort and luxury.

Located in the heart of Southsea, Handley's Corner offers unparalleled access to the area's vibrant cultural scene, independent shops, and dining hotspots.

Residents will enjoy the convenience of living in a central location, while also

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

## TENURE & WARRANTY

**Tenure** Brand new 250 year lease

**Warranty** 10 year building warranty

## 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!

## 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.

## Right to Rent

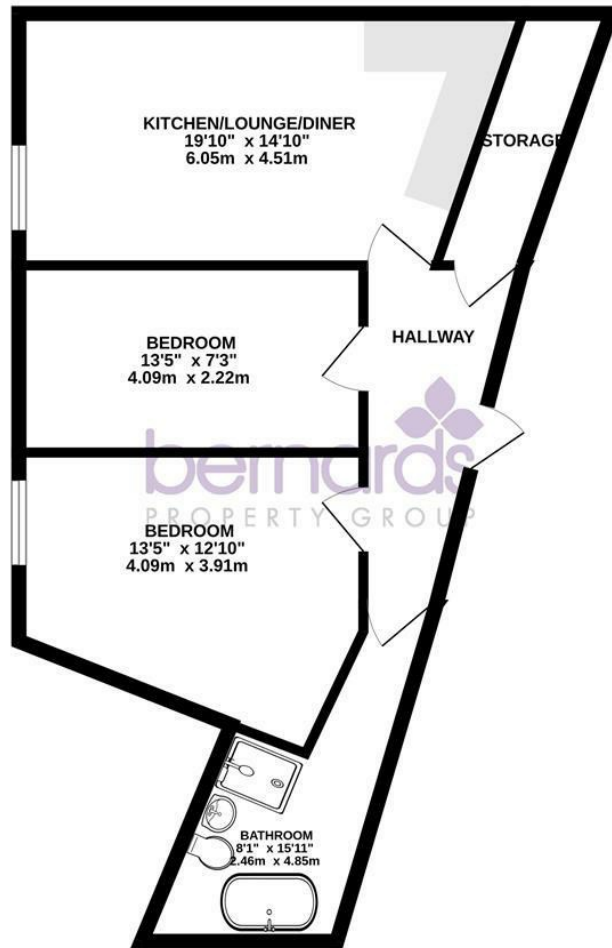
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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



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

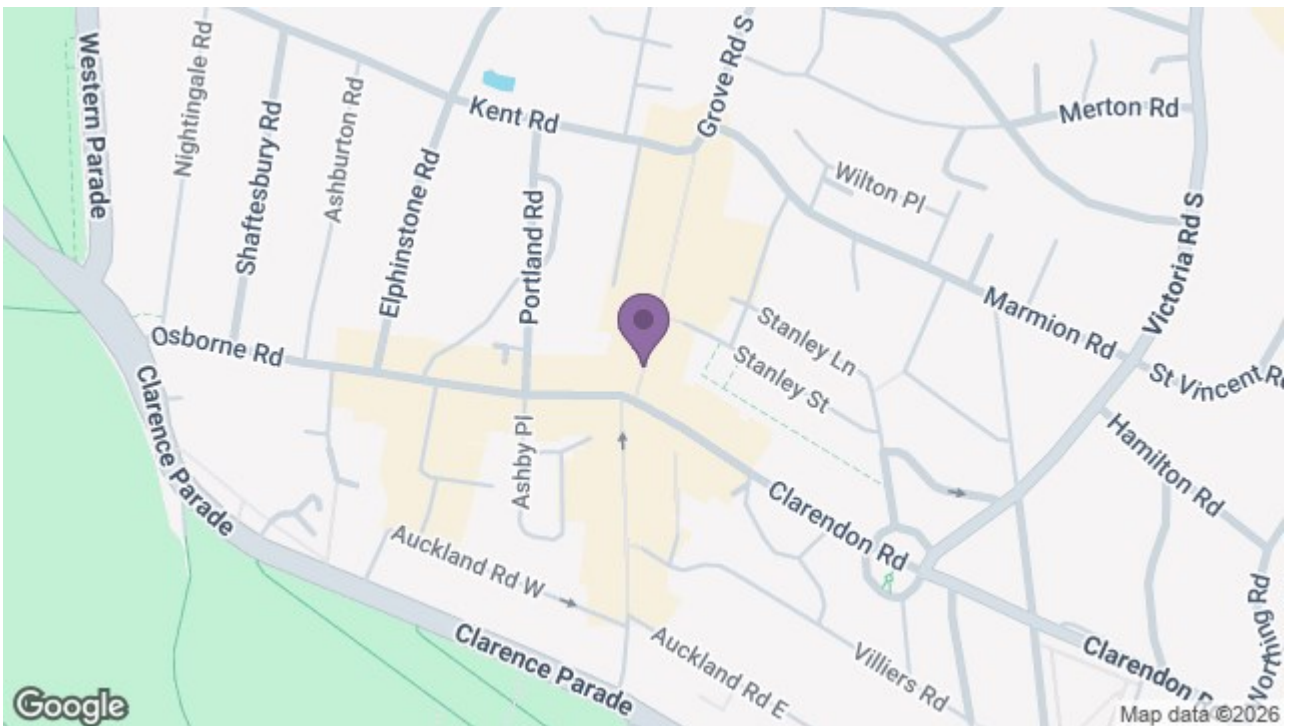


3RD FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 565 sq.ft. (52.5 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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