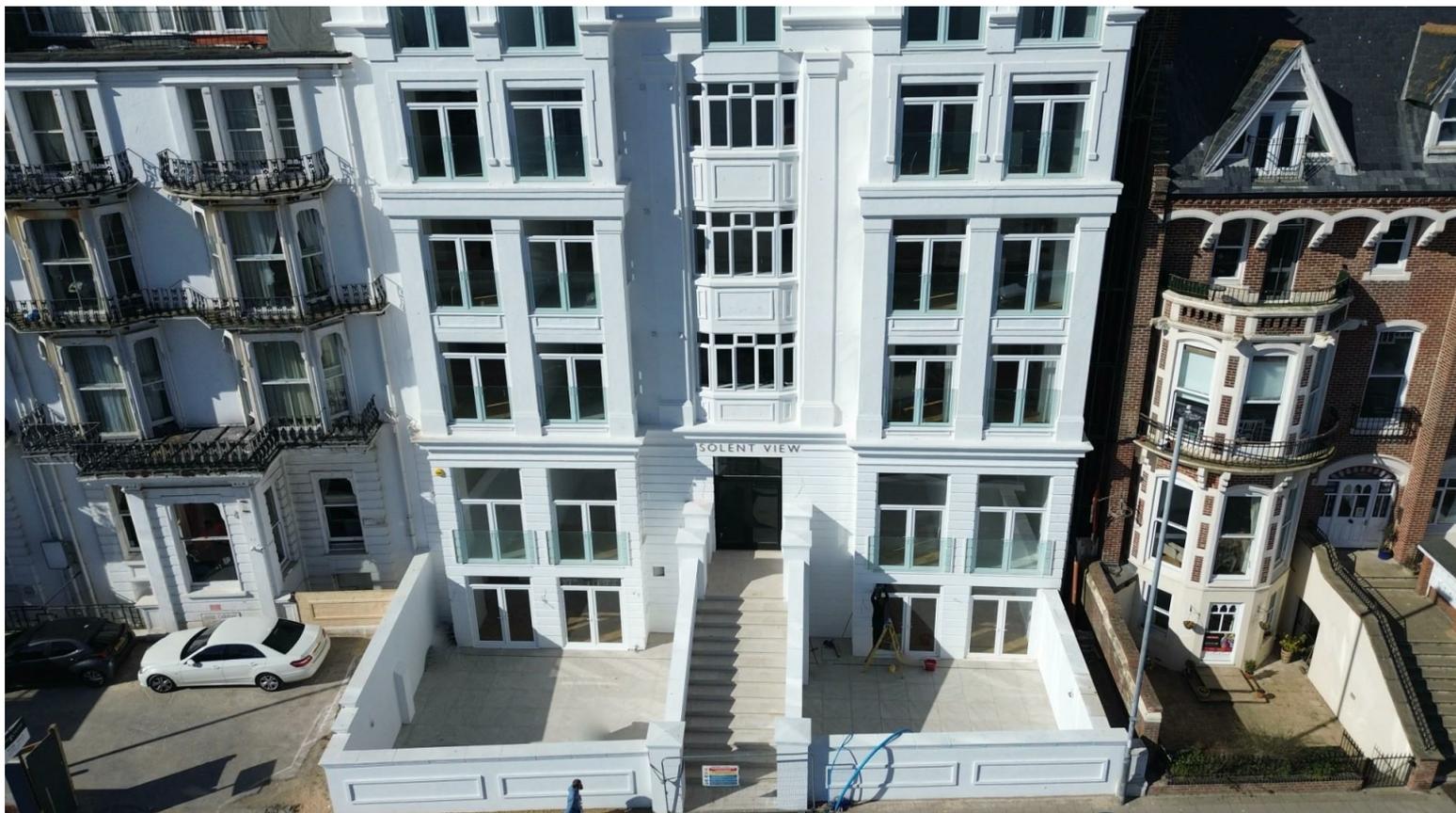


£725,000

St. Helens Parade, Southsea PO4
ORN

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 lower level of the duplex is a perfect entertaining area, 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, also benefitting from utility room and doors to the south facing terrace, making it perfect for entertaining and modern family life. 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.

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





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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

KITCHEN

17'5" x 8'4" (5.31m x 2.54m)

LOUNGE/DINER

26'1" x 12'1" (7.95m x 3.68m)

BEDROOM ONE

22'10" x 12'1" (6.96m x 3.68m)

ENSUITE

BEDROOM TWO

14'1" x 11'5" (4.29m x 3.48m)

BATHROOM

9'1" x 13'8" (2.77m x 4.17m)

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

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!

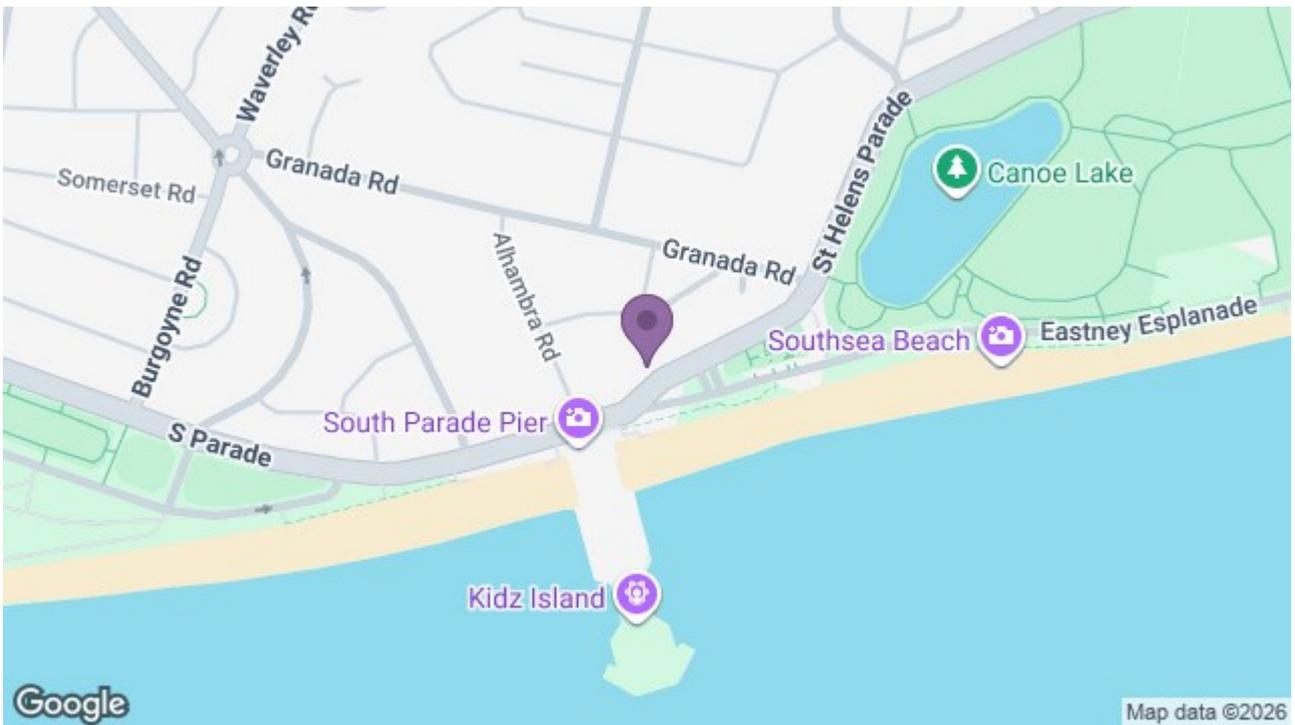
Council Tax Band X

Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority



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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