

Prices From £235,000

St. Helens Parade, Southsea PO4  
ORN

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ LANDMARK LOCATION
- ❖ BRAND NEW CONVERSION
- ❖ HIGH END SPECIFICATION
- ❖ OPEN PLAN LIVING
- ❖ STONES THROW TO BEACH
- ❖ ONE DOUBLE BEDROOMS
- ❖ LUXURY BATHROOM
- ❖ LIFT ACCESS
- ❖ AVAILABLE TO VIEW
- ❖ NO FORWARD CHAIN

Bernards are delighted to bring to market this stunning one bedroom home, located in the prestigious and highly sought after Solent View.

Beautifully presented throughout, this bright and spacious property showcases high ceilings and an abundance of natural light. The generous open-plan lounge, kitchen, and dining area provides an ideal space for modern living, featuring a contemporary fitted kitchen with integrated appliances and elegant quartz worktops.

The well proportioned double bedroom enjoys a charming Juliet balcony, creating a welcoming, light filled retreat. Completing the home is a stylish bathroom suite with a rainfall shower over the bath, offering both comfort and sophistication.

EXCLUSIVE ONE, TWO & THREE BEDROOM SEA

### VIEW AND DUPLEX APARTMENTS

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.

The building has undergone a sensitive and stylish transformation over the past 18 months, retaining its original charm while embracing modern design. Now entering its final phase, the attention to detail is second to none — and buyers will not be disappointed.

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

## KITCHEN/LOUNGE/DINING

15'2" x 17'4" (4.62m x 5.28m)

## BEDROOM

11'5" x 9'8" (3.48m x 2.95m)

## BATHROOM

5'11" x 11'5" (1.80m x 3.48m)

## 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

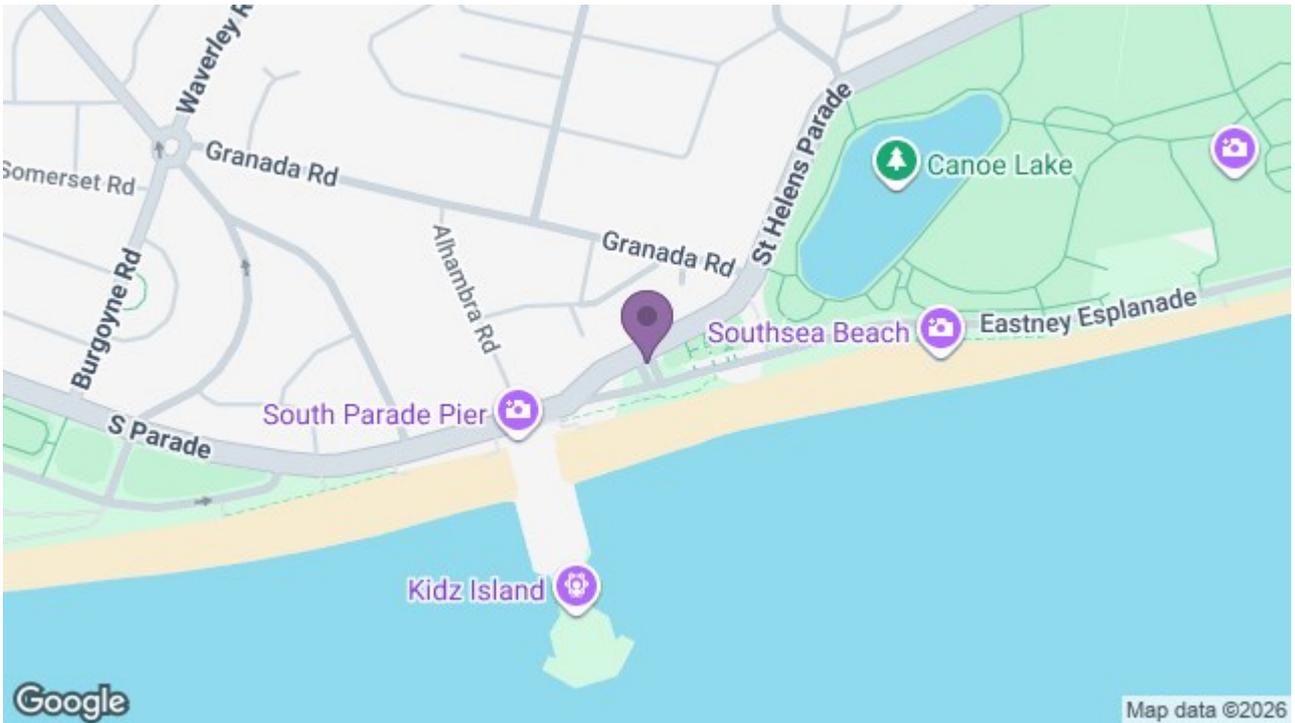
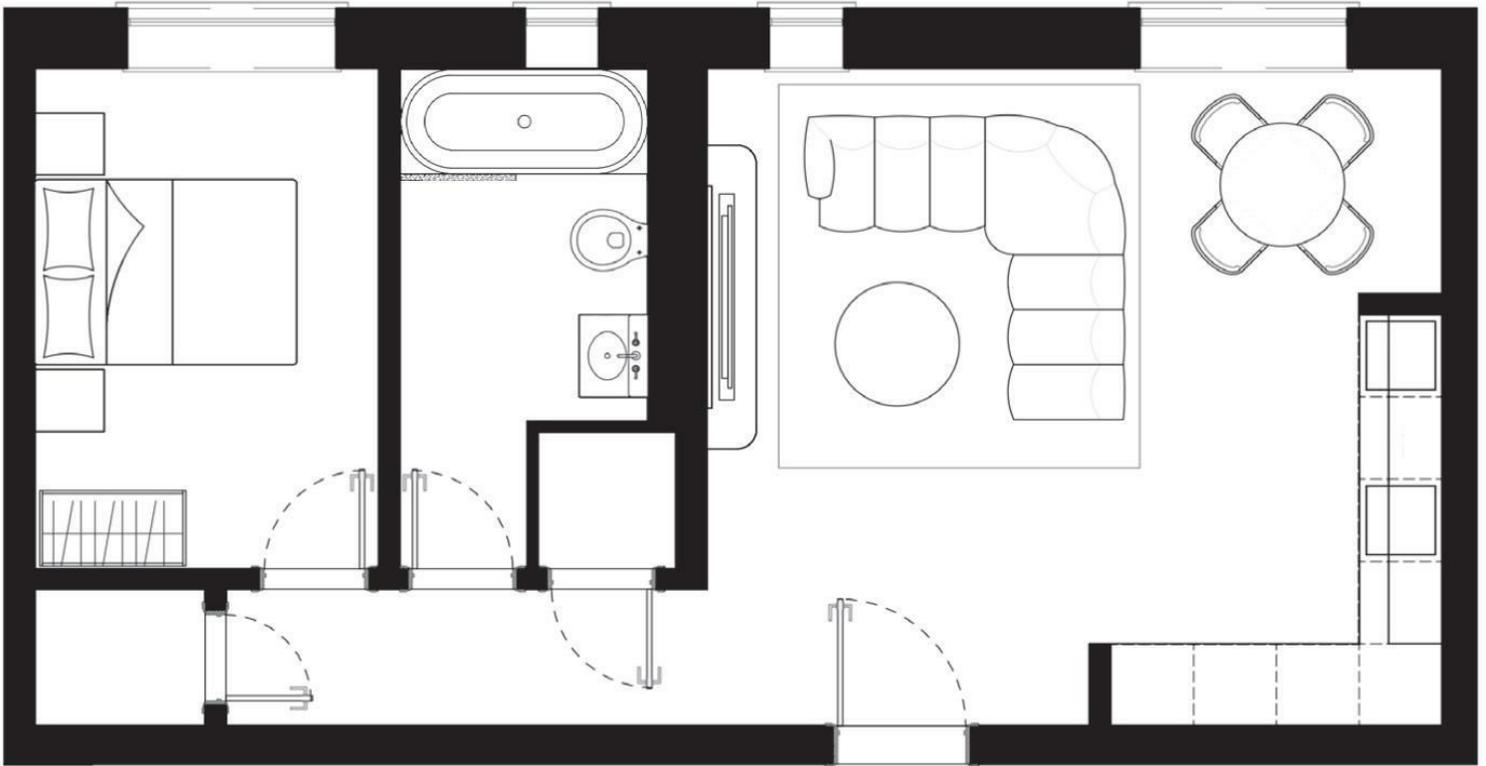
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless 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!



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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