

£325,000

St. Helens Parade, Southsea PO4
ORN

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ LANDMARK LOCATION
- ❖ BRAND NEW CONVERSION
- ❖ HIGH END SPECIFICATION
- ❖ OPEN PLAN LIVING
- ❖ DUPLEX APARTMENT
- ❖ TWO DOUBLE BEDROOMS
- ❖ LUXURY BATHROOM
- ❖ LIFT ACCESS
- ❖ AVAILABLE TO VIEW
- ❖ NO FORWARD CHAIN

Bernards are delighted to offer for sale this brand new, stunning two bedroom ground floor duplex apartment with a private garden, located in Southsea.

Situated on the seafront with direct access to South Parade Pier, this beautiful home offers spacious open plan living on the ground floor, featuring a modern fitted kitchen with fully integrated appliances, quartz worktops and direct access to the garden, perfect for entertaining.

The first floor comprises two generous double bedrooms, a stylish family bathroom, and additional storage space.

With wood flooring throughout, carpeted bedrooms, and tiled bathrooms, this is an ideal home ready to move straight into, set in a fantastic

location with excellent amenities nearby.

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





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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

19'8" x 18'7" (5.99m x 5.66m)

BEDROOM ONE

11'7" x 12'2" (3.53m x 3.71m)

BEDROOM TWO

8'10" x 12'1" (2.69m x 3.68m)

BATHROOM

7'7" x 5'11" (2.31m x 1.80m)

Anti-Money Laundering (AML)

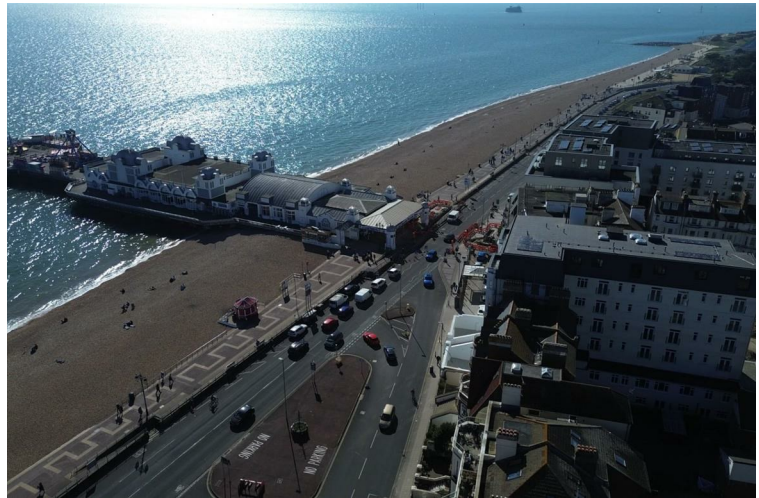
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of

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

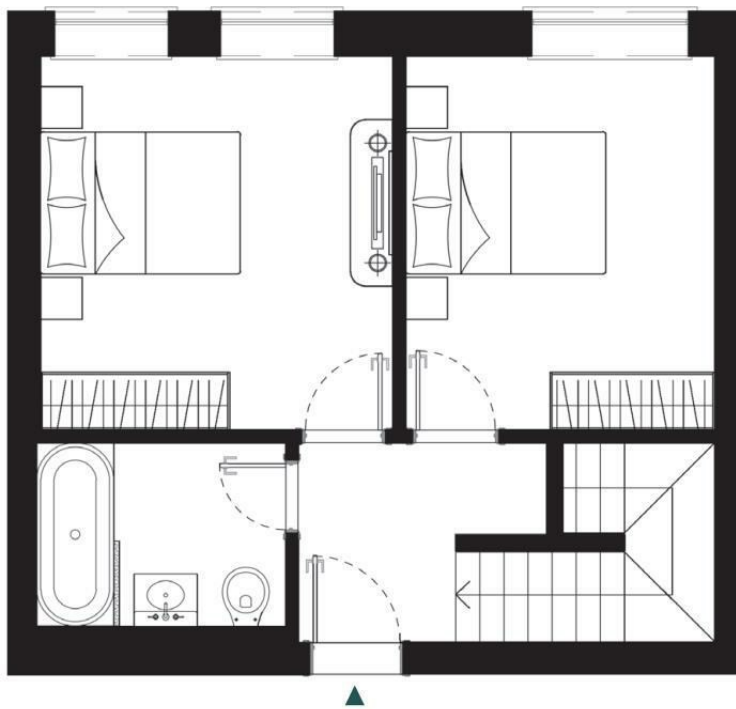
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless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

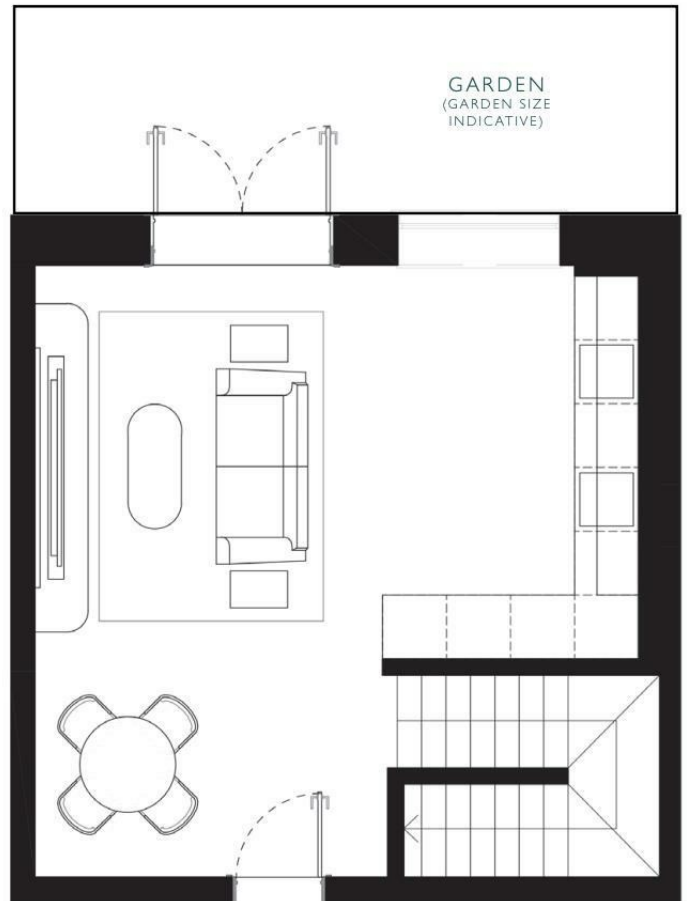


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

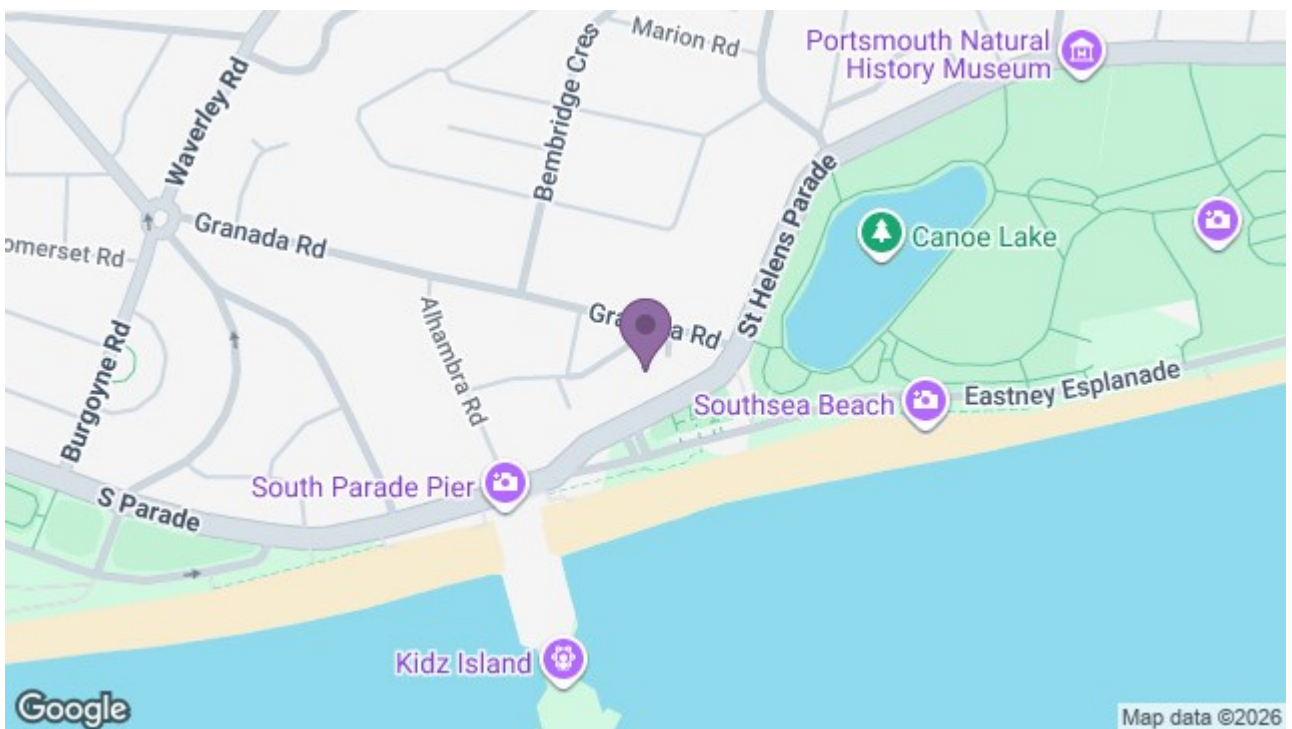




GROUND FLOOR



LOWER GROUND FLOOR



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