Price Guide £250,000

44-46 Palmerston Road, Southsea
PO5 3AN

bernards
THE ESTATE AGENTS

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## HIGHLIGHTS

- COASTAL LIFESTYLE
- VIBRANT COMMUNITY
- EXCELLENT TRANSPORT LINKS
- GREEN SPACES
- HERITAGE AND HISTORY
- THRIVING DINING AND NIGHTLIFE
- PARKING AVAILABLE
- NEW CONVERSION
- LUXURY LIVING
- RESERVE TODAY

We are thrilled to bring to the market this beautifully presented one bedroom apartment in the heart of Central Southsea, the largest one bedroom home in the development. Boasting high ceilings, floor to ceiling windows, and exceptional finishes throughout, this home offers stylish and contemporary living in a highly sought after location, with the added benefit of a full walk out wraparound balcony.

Upon entering via the well designed communal areas, featuring a striking original marble staircase, you are welcomed into a bright entrance hall complete with a useful storage cupboard and access to the modern fitted bathroom, finished to a high specification and featuring a shower over the bath.
The spacious lounge/diner is flooded with natural light and benefits from a west facing balcony across the front of the home, creating the perfect space for relaxing or entertaining. The fully fitted kitchen features integrated appliances, a quartz worktop, and has been finished to an excellent standard.

The generous bedroom enjoys pleasant views across the balcony and towards Portsmouth, offering a wonderful space to unwind at the end of the day.

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.

Call today to arrange a viewing
02392 864 974
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 tranquillity 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.

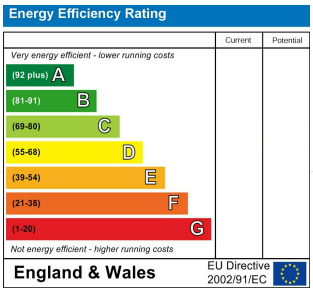
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

### 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.

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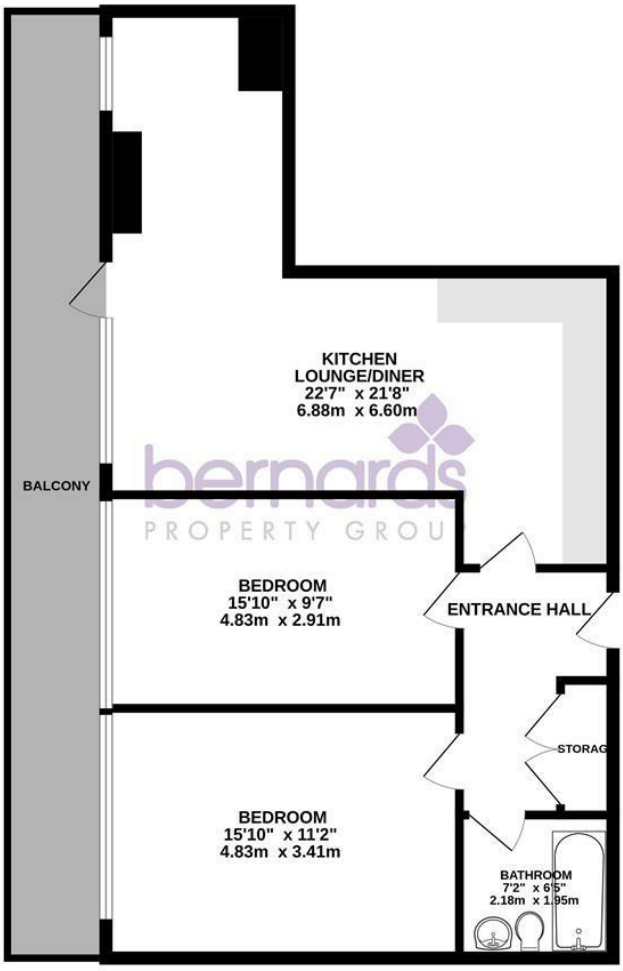
3RD FLOOR
781 sq.ft. (72.5 sq.m.) approx.




TOTAL FLOOR AREA : 781 sq.ft. (72.5 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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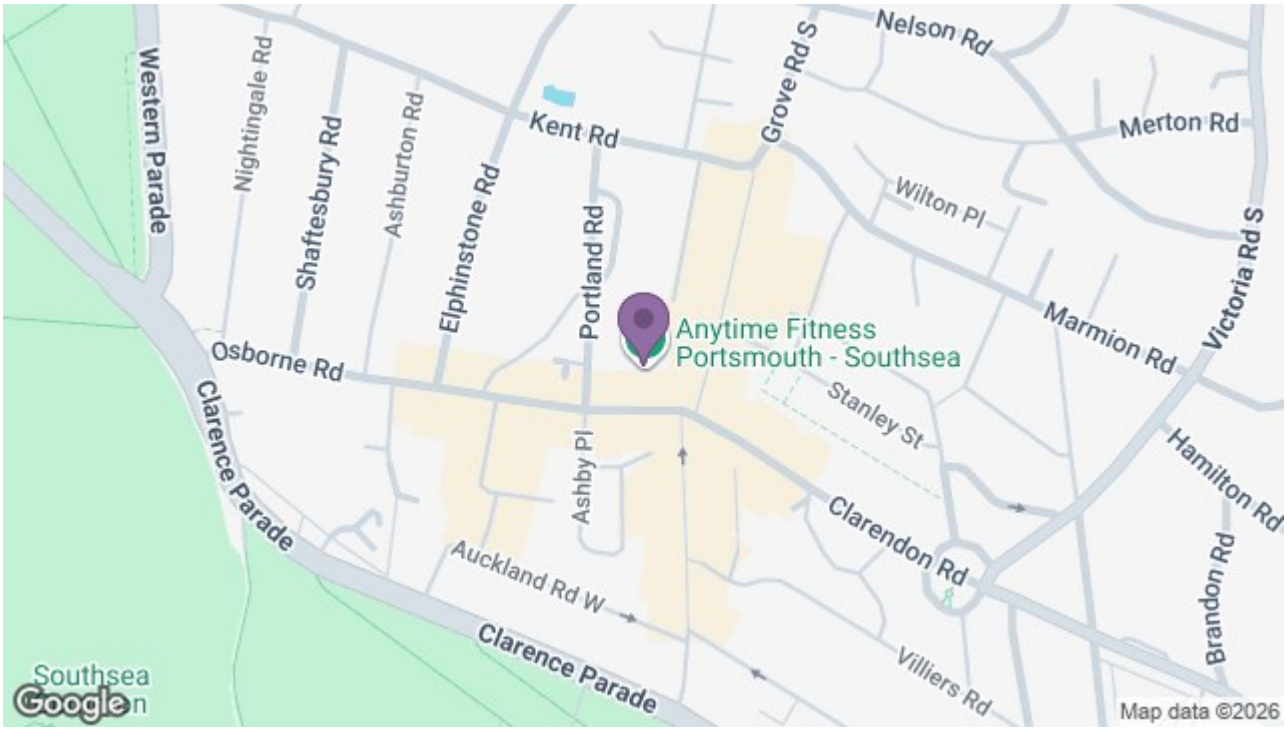


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