£335,000

Portland Terrace, Southsea PO5 3ET



HIGHLIGHTS

- LANDMARK SOUTHSEA DEVELOPMENT
- BRAND NEW DUPLEX
- TWO DOUBLE BEDROOMS
- LUXURY FINISH
- GATED PARKING
- CENTRAL LOCATION
- NO FORWARD CHAIN
- ONLY 12 AVAILABLE
- THOMAS ELLIS OWEN BUILDING
- VIEW TODAY

Bernards are delighted to present this exceptional two bedroom duplex apartment, situated on the third floor of the highly sought after gated development of Portland Terrace - a distinguished Grade II listed residence in the heart of central Southsea, complete with allocated parking.

Accessed via an elegant communal entrance, the apartment opens into a welcoming reception hall featuring generous built in storage and a stylish guest cloakroom. Beyond lies a beautifully designed open plan living space, seamlessly combining lounge, dining, and kitchen areas to create an ideal setting for both relaxing and entertaining.

Flooded with natural light, this impressive room showcases a bespoke contemporary kitchen fitted with sleek quartz worktops and a range of high specification integrated appliances.

Also on this level is a well proportioned second bedroom, enjoying excellent natural light and served by a beautifully appointed guest bathroom.

A private staircase rises to the upper floor, where the stunning principal suite offers an exceptional sense of space and luxury. Measuring approximately 18 feet in length, the bedroom benefits from abundant natural light, extensive eaves storage, and a calm, refined atmosphere. The suite is further enhanced by an elegant en-suite bathroom, creating a truly tranquil retreat.

Call today to arrange a viewing
02392 864 974
www.bernardsea.co.uk











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PROPERTY INFORMATION

Anti-Money Laundering

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!

Offer Check Procedure

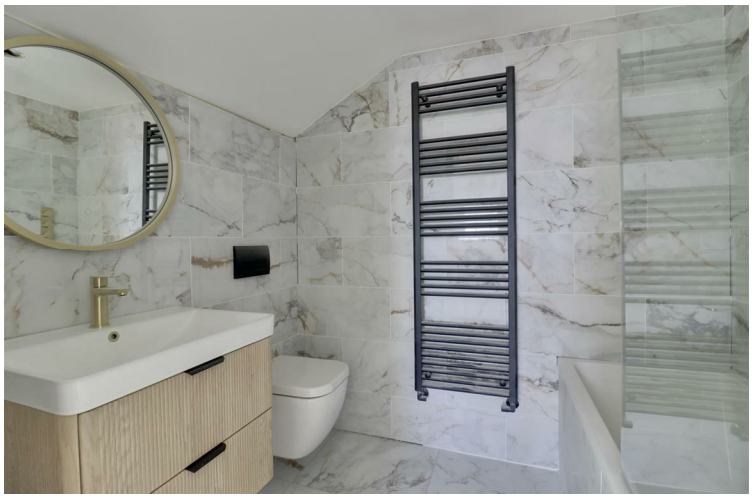
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

Removal Quote

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

Solicitor

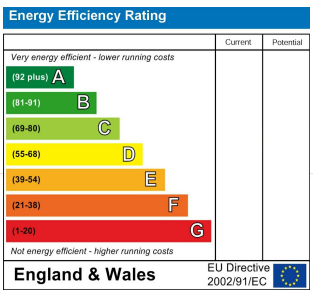
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.











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3RD FLOOR
462 sq.ft. (42.9 sq.m.) approx.

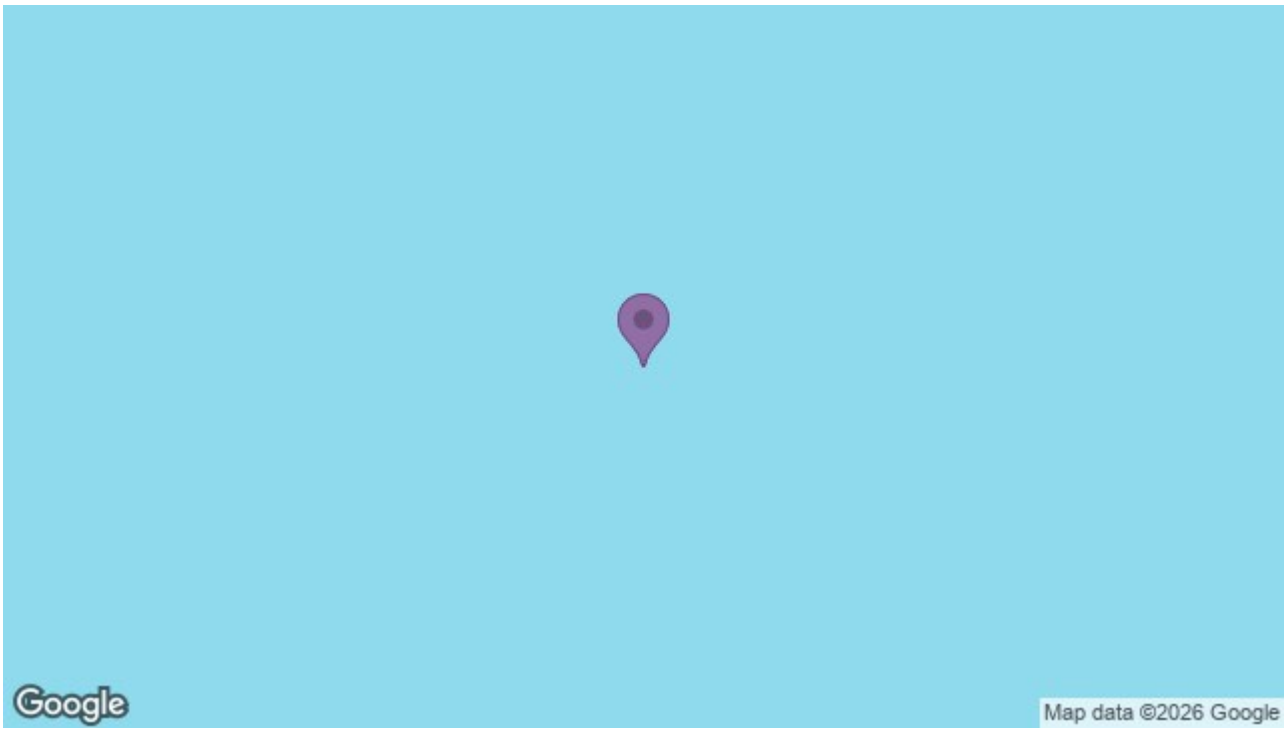
UPPER
342 sq.ft. (31.8 sq.m.) approx.



FLAT 8, PORTLAND TERRACE KENT ROAD, SOUTHSEA, HAMPSHIRE, PO5 3ET

TOTAL FLOOR AREA : 804 sq.ft. (74.7 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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