# Asking Price £300,000

## Portland Terrace, Southsea PO5 3ET

bernards
THE ESTATE AGENTS

2 2 1



## HIGHLIGHTS

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

Bernards are pleased to offer for sale this high specification two bedroom, two bathroom apartment, situated in the heart of Southsea, with gated parking.

Forming part of the recently converted Grade II listed Portland Terrace development, this beautifully presented home offers a spacious open plan living, dining, and kitchen area, flooded with natural light through the original feature windows.

The fully fitted contemporary kitchen is finished to an exceptional standard, complete with integrated appliances, sleek quartz worktops, and ample storage, perfectly designed for modern living.

The property further benefits from two generously sized bedrooms, including a superb master bedroom with built in storage and an en suite shower room, alongside a stylish family bathroom finished to a high standard throughout.

Combining contemporary living with character and charm, together with the added benefit of allocated gated parking, this exceptional apartment would make an ideal purchase for first-time buyers, downsizers, or investors alike.

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 Quotes

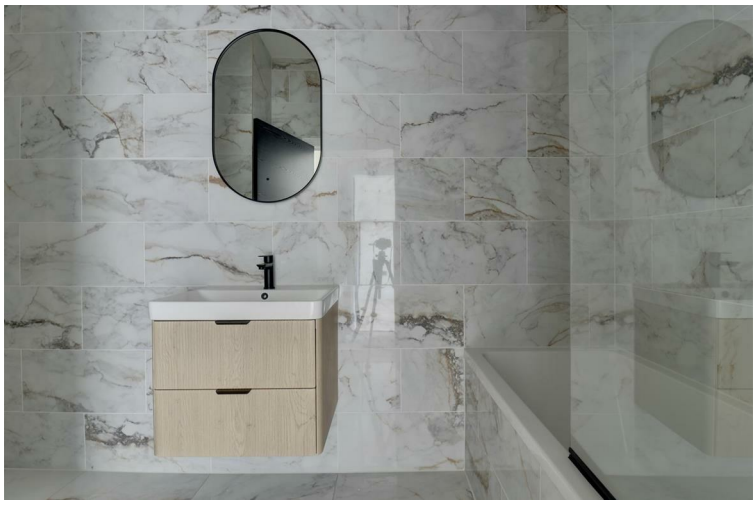
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## Solicitor

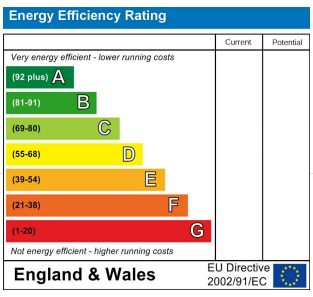
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly 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.





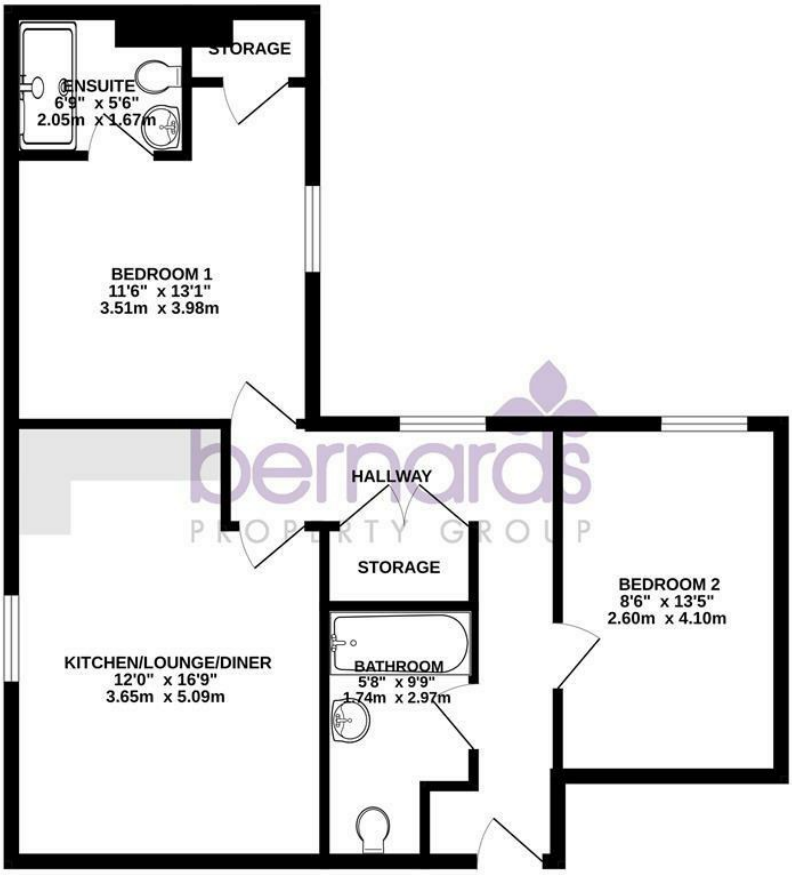







Scan here to see all our properties for sale and rent

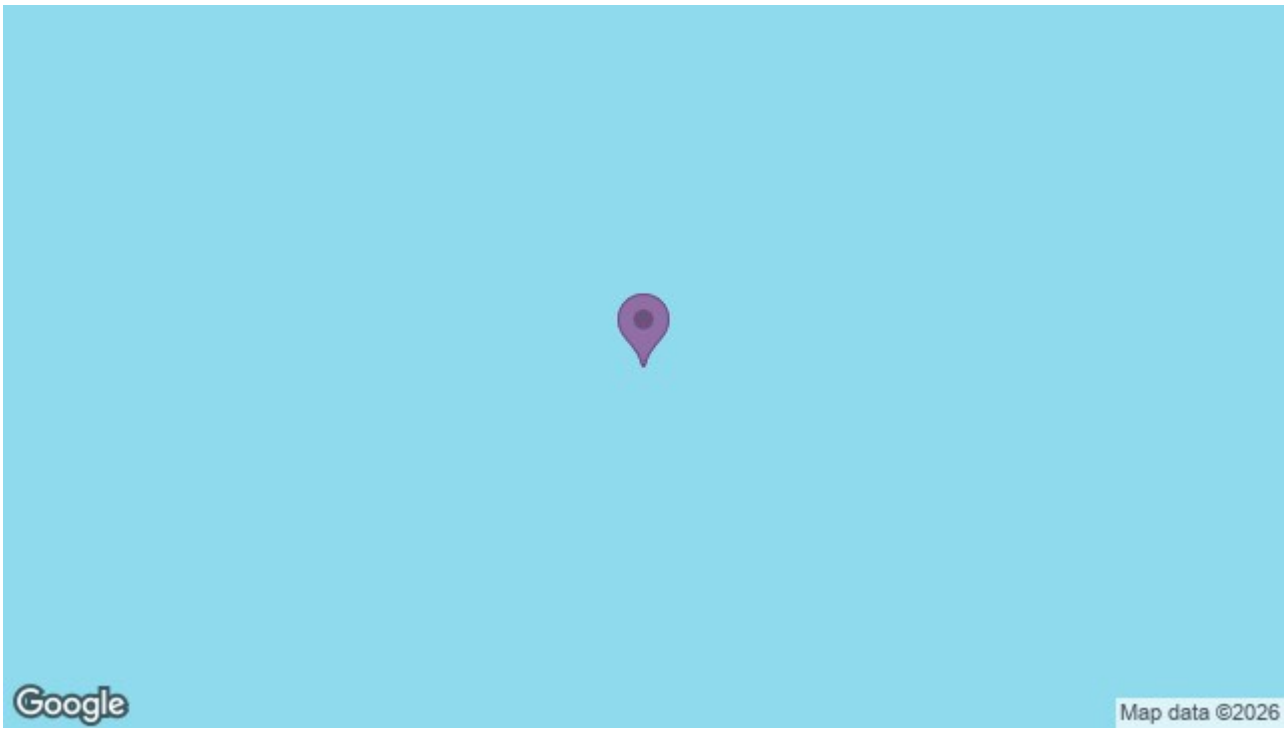
1ST FLOOR
640 sq.ft. (59.4 sq.m.) approx.




FLAT 2, PORTLAND TERRACE KENT ROAD, SOUTHSEA, HAMPSHIRE, PO5 3ET

TOTAL FLOOR AREA : 640 sq.ft. (59.4 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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