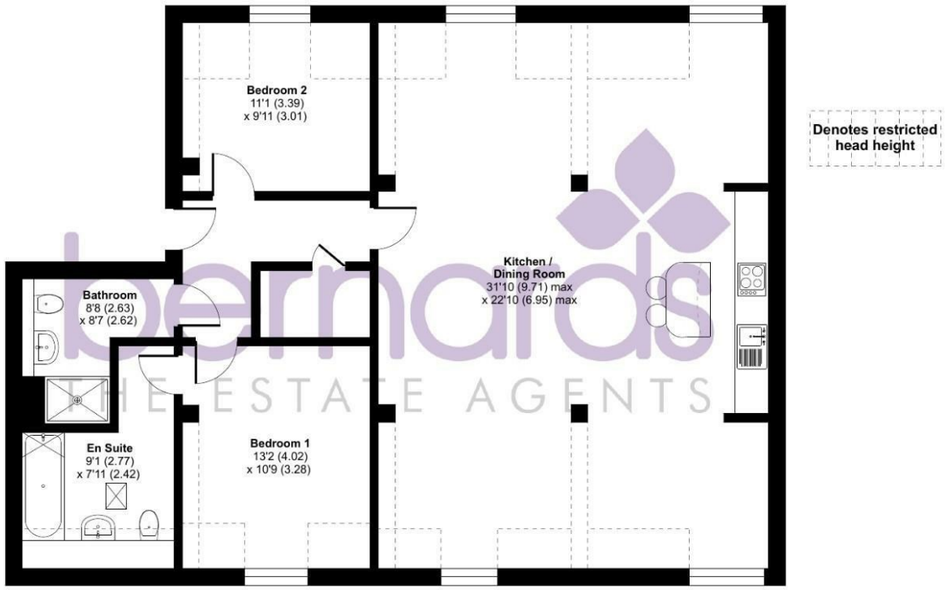
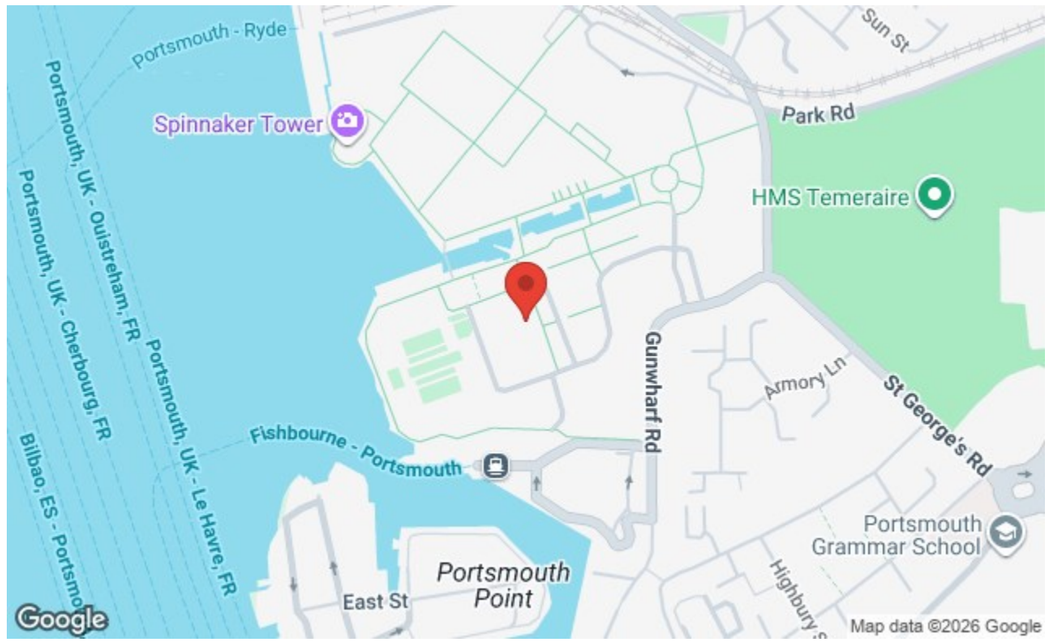
The Vulcan, Gunwharf Quays, Portsmouth, PO1

Approximate Area = 1066 sq ft / 99 sq m
Limited Use Area(s) = 183 sq ft / 17 sq m
Total = 1249 sq ft / 116 sq m
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
Produced for Bernards Estate and Letting Agents Ltd. REF: 1464176



8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974

FOR SALE

£400,000

The Vulcan, Southsea PO1 3BF

bernards
THE ESTATE AGENTS



2 2 1

HIGHLIGHTS

- TWO BEDROOM
- TOP FLOOR APARTMENT
- OPEN PLAN LIVING/KITCHEN/ DINING
- TWO BATHROOM
- STUNNING FEATURES
- ALLOCATED PARKING
- RARE FIND
- GUNWHARF QUAYS
- SHORT WALK TO SEAFRONT
- CALL TO VIEW

We are delighted to bring to market this stunning top-floor apartment in The Vulcan building offering a unique blend of modern living and historical charm in Gunwharf Quays. Spanning an impressive 1,249 square feet, this apartment features two spacious bedrooms and two bathrooms and is also CHAIN FREE.

As you enter, you are greeted by a large open-plan living, dining, and kitchen area, thoughtfully divided into five distinct sections. This layout not only maximises space but also creates a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The apartment boasts wonderful original features, including exposed beams that add character and a sense of history to the contemporary design.

In addition to its aesthetic appeal, the property comes with the convenience of allocated parking for one vehicle, a valuable asset in the area. Living in Gunwharf Quays means you will have an array of shops, bars, and restaurants right on your doorstep, providing endless options for leisure and dining. Portsmouth Harbour train Station is minutes walk away as well as quick access to Old Portsmouth and the Seafront.

This exceptional apartment is a rare find, combining style, space, and a prime location. It presents an excellent opportunity for those seeking a vibrant lifestyle in one of Southsea's most sought-after areas.

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

PROPERTY INFORMATION

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!

COUNCIL TAX BAND E

LEASEHOLD INFORMATION

Lease Length: 172 years Ground Rent: £200pa Service Charge: £4933pa
Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

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.

PROPERTY TENURE

Leasehold

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.

LIVING/ KITCHEN/ DINING ROOM

31'10" x 22'9" (9.71 x 6.95)

BEDROOM ONE

13'2" x 10'9" (4.02 x 3.28)

EN SUITE

9'1" x 7'11" (2.77 x 2.42)

BEDROOM TWO

11'1" x 9'10" (3.39 x 3.01)

BATHROOM

8'7" x 8'7" (2.63 x 2.62)









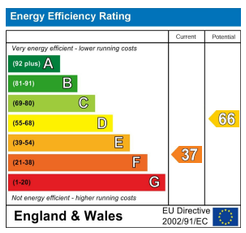












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