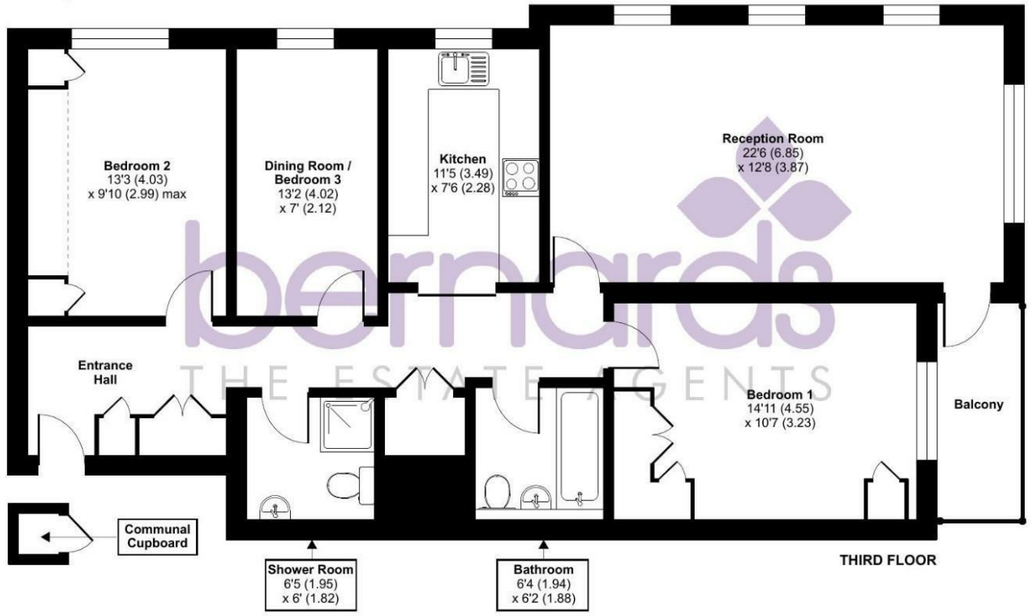
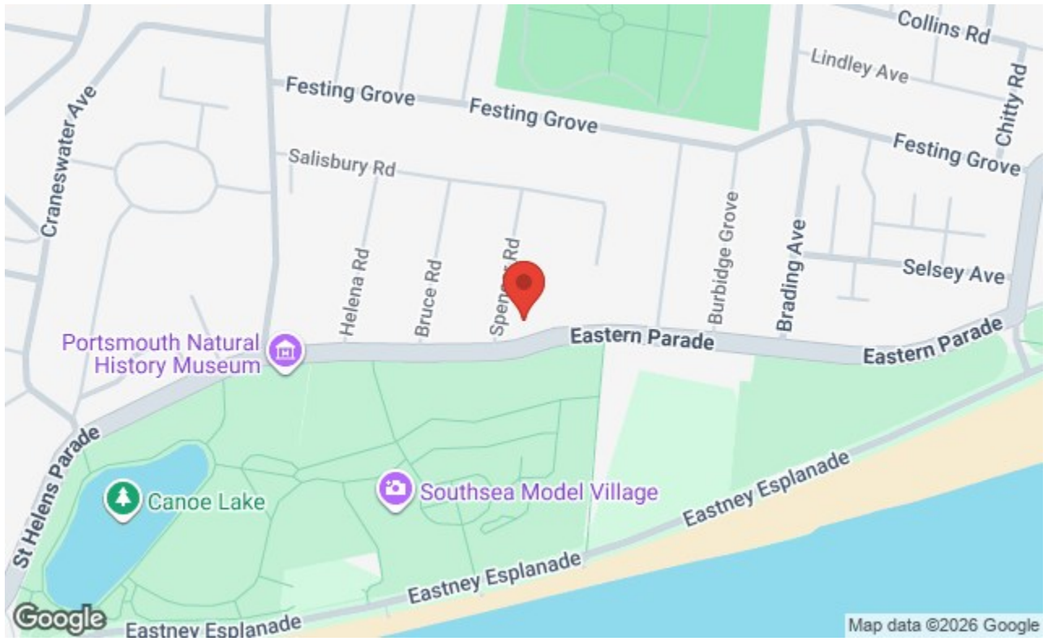
Cresta Court, Eastern Parade, Southsea, PO4

Approximate Area = 1061 sq ft / 98.5 sq m

For identification only - Not to scale



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: 1527315



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

FOR SALE

£375,000

Eastern Parade, Southsea PO4 9RS

bernards THE ESTATE AGENTS



3 2 1

HIGHLIGHTS

- TOP FLOOR APARTMENT
- 3 BEDROOMS
- LARGE RECEPTION ROOM
- BALCONY
- GARAGE
- STUNNING SEA VIEWS
- NO ONWARD CHAIN
- OPPORTUNITY TO MODERNISE
- SEAFRONT LOCATION
- CALL TO VIEW

** GREAT SIZE APARTMENT IN REQUESTED SEAFRONT LOCATION WITH FANTASTIC VIEWS OFFERED CHAIN FREE **

We are delighted to bring to market this apartment situated in Cresta Court, Eastern Parade. Occupying an enviable position on the top floor, this well appointed property offers uninterrupted spectacular views towards the sea.

The accommodation comprises a large lounge / diner, family bathroom,3 bedrooms, a fitted kitchen and an additional shower room with WC. There is a balcony to further enjoy the views and a drink or bite to eat outside whilst watching the world go buy. Outside there are well maintained communal gardens whilst the property also benefits from a garage for either the car or storage. There is the added benefit of visitor parking on site.

The location is fantastic with it being moments from the seafront, the 10th hole is on your doorstep and central Southsea is within striking distance for the restaurants, cafes and bars. A rare and fantastic opportunity that must be viewed at the earliest opportunity

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

PROPERTY INFORMATION

LOUNGE / DINER
22'5" x 12'8" (6.85 x 3.87)

KITCHEN
11'5" x 7'5" (3.49 x 2.28)

BATHROOM
6'4" x 6'2" (1.94 x 1.88)

BEDROOM 1
14'11" x 10'7" (4.55 x 3.23)

BEDROOM 2
13'2" x 9'9" (4.03 x 2.99)

BEDROOM 3
13'2" x 6'11" (4.02 x 2.12)

BATHROOM
6'4" x 6'2" (1.94 x 1.88)

SHOWER ROOM
6'4" x 5'11" (1.95 x 1.82)

BALCONY

GARAGE

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

COUNCIL TAX BAND E
Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

LEASEHOLD INFORMATION
Management Company : Lease Length :
Ground Rent : Service Charge :
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 with Share of Freehold

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.

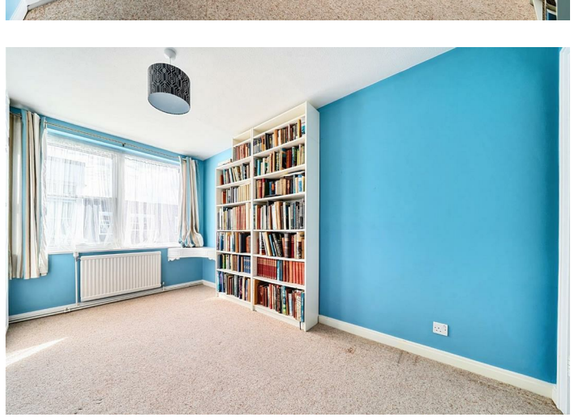
SOLICITOR
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that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

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!

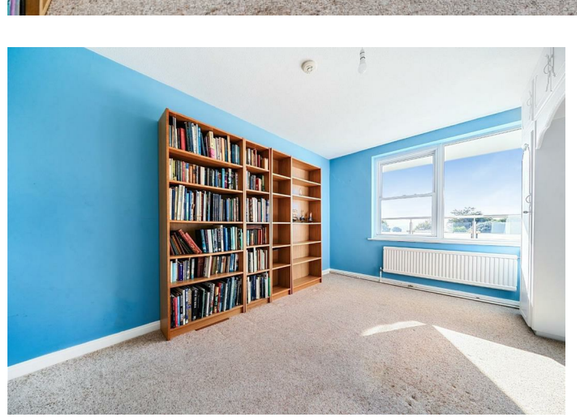


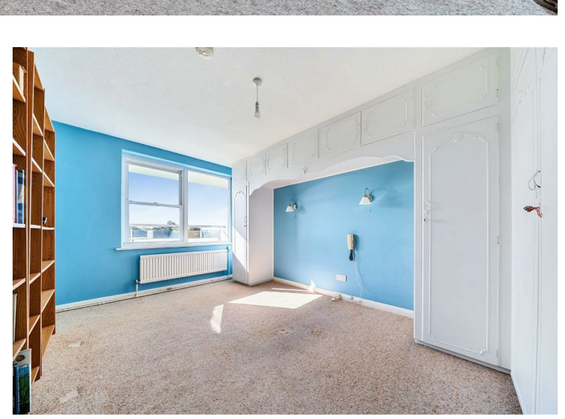






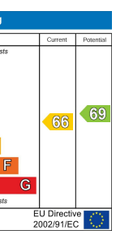












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