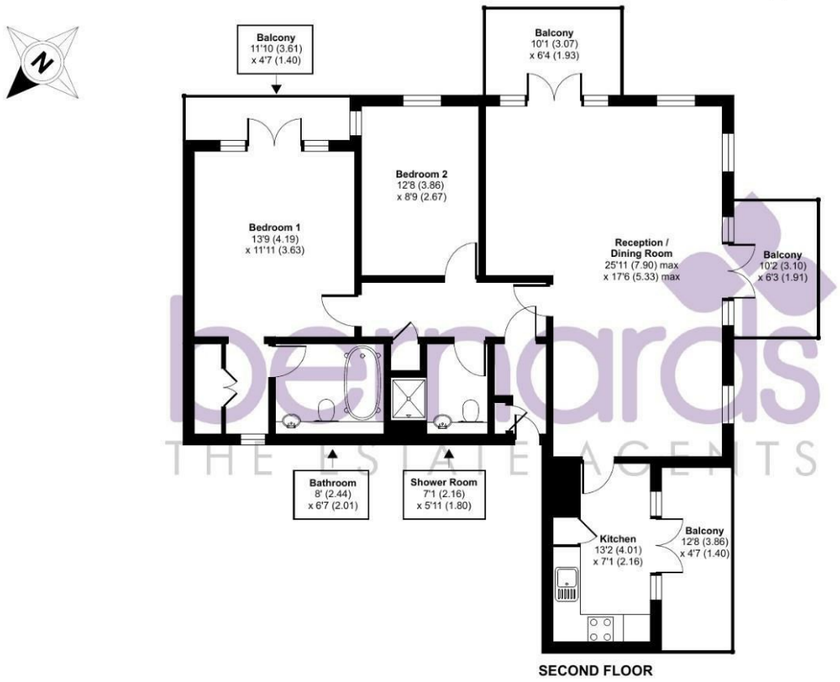
King Charles Street, Portsmouth, PO1

Approximate Area = 1020 sq ft / 94.7 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1299875

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

FOR SALE

Asking Price £550,000

King Charles Street, Portsmouth PO1 2RR

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2 2 1

HIGHLIGHTS

- STUNNING APARTMENT
- EXCEPTIONAL SIZE
- FOUR BALCONIES
- 2 BEDROOMS
- EN-SUITE TO MASTER
- OPEN PLAN LIVING
- ALLOCATED PARKING
- LIFT IN BUILDING
- REQUESTED LOCATION
- CALL TO VIEW

** STUNNING APARTMENT IN THE HEART OF OLD PORTSMOUTH WITH FOUR BALCONIES! **

We are delighted to bring to market this quite fabulous apartment in Old Portsmouth. Situated at the bottom of King Charles Street, this 2nd floor home offers an abundance of space, light and free flowing living that will make you the envy of many.

Originally a 3 bedroom property, the current owners have created an exceptional space that can be enjoyed in an abundance of ways. A large open plan reception area is undoubtably the heart of the home with plenty of room for both good size sofas and dining table whilst offering two balconies to enjoy.

Further balconies can be found off the lovely kitchen and the 4th is situated off the master bedroom which comes complete with en-suite facilities and a dressing area. A family bathroom completes the accommodation with all parts of the property in fabulous condition.

The location is highly regarded and from the balconies (All of which are South Easterly or South Westerly aspect) you can enjoy some nice views over the surrounding areas. The home also comes with the benefit of allocated parking whilst this part of Regency Court is the only one to enjoy lift facilities. A brilliant home that must be viewed to be appreciated.

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

PROPERTY INFORMATION

RECEPTION ROOM
25'11" x 17'6" (7.90m" x 5.33m")

BALCONY 1

BALCONY 2

KITCHEN
13'2" x 7'1" (4.01m" x 2.16m")

BALCONY 3

BEDROOM 1
13'9" x 11'11" (4.19m" x 3.63m")

EN-SUITE BATHROOM

DRESSING AREA

BALCONY 4

BEDROOM 2
12'8" x 8'9" (3.86m" x 2.67m")

SHOWER ROOM
7'1" x 5'11" (2.16m" x 1.80m")

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
BAND E

LEASEHOLD INFORMATION
Management Company : Lease Length : 962 years Ground Rent : n/a Service Charge : £2322
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.

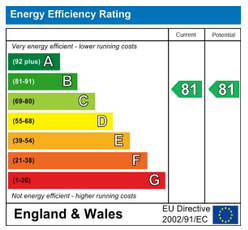
REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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!

PROPERTY TENURE
Leasehold



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