

Asking Price £650,000

Portland Terrace, Southsea PO5 3ET

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ LANDMARK SOUTHSEA DEVELOPMENT
- ❖ BRAND NEW CONVERSION
- ❖ LUXURIOUS MASTER BEDROOM WITH EN-SUITE
- ❖ HIGH END FINISH
- ❖ SECURE GATED PARKING FOR TWO CARS
- ❖ CENTRAL LOCATION
- ❖ NO FORWARD CHAIN
- ❖ JUST 12 HOMES AVAILABLE
- ❖ THOMAS ELLIS OWEN BUILDING
- ❖ A MUST VIEW

Bernards are delighted to present this stunning three bedroom duplex apartment, complete with private entrance and gardens, set within the prestigious Grade II listed Portland Terrace, a landmark building in Southsea.

Located in the heart of Southsea within a secure gated development, this exceptional home benefits from a private west facing front garden leading to its own entrance. The lower ground floor welcomes you with an elegant entrance hall, a convenient utility area, and a WC, along with access to all three bedrooms.

The spacious principal bedroom offers a peaceful retreat, complemented by a stylish en-suite bathroom. Bedrooms two and three are both generously sized and enjoy views over a bright, private courtyard. Completing this level is a modern family bathroom, featuring a rainfall shower over the bath.

The upper ground floor is flooded with natural light thanks to large windows, creating an inviting and airy lounge space. A hallway leads through to the impressive kitchen/diner, which boasts quartz worktops, high-quality integrated appliances, and contemporary finishes. An additional WC is also located on this level.

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





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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!

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.

Council Tax Band TBC

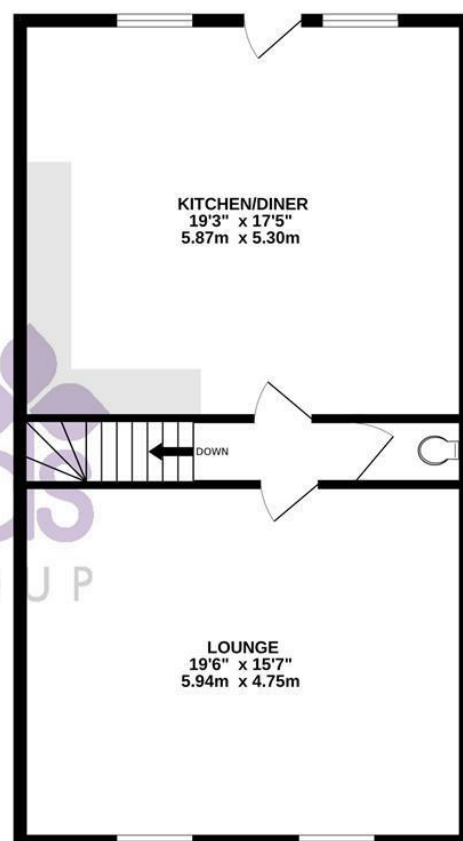
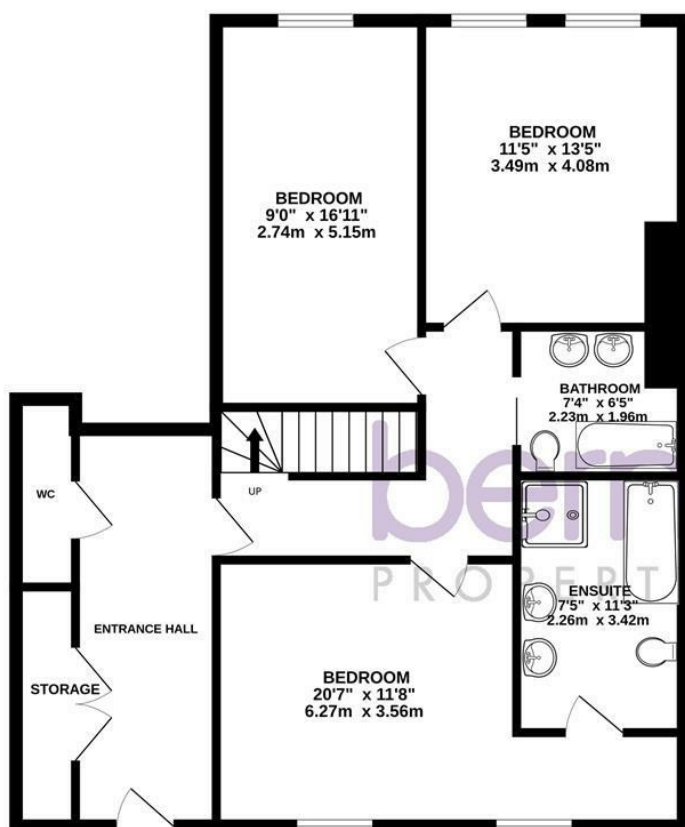


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



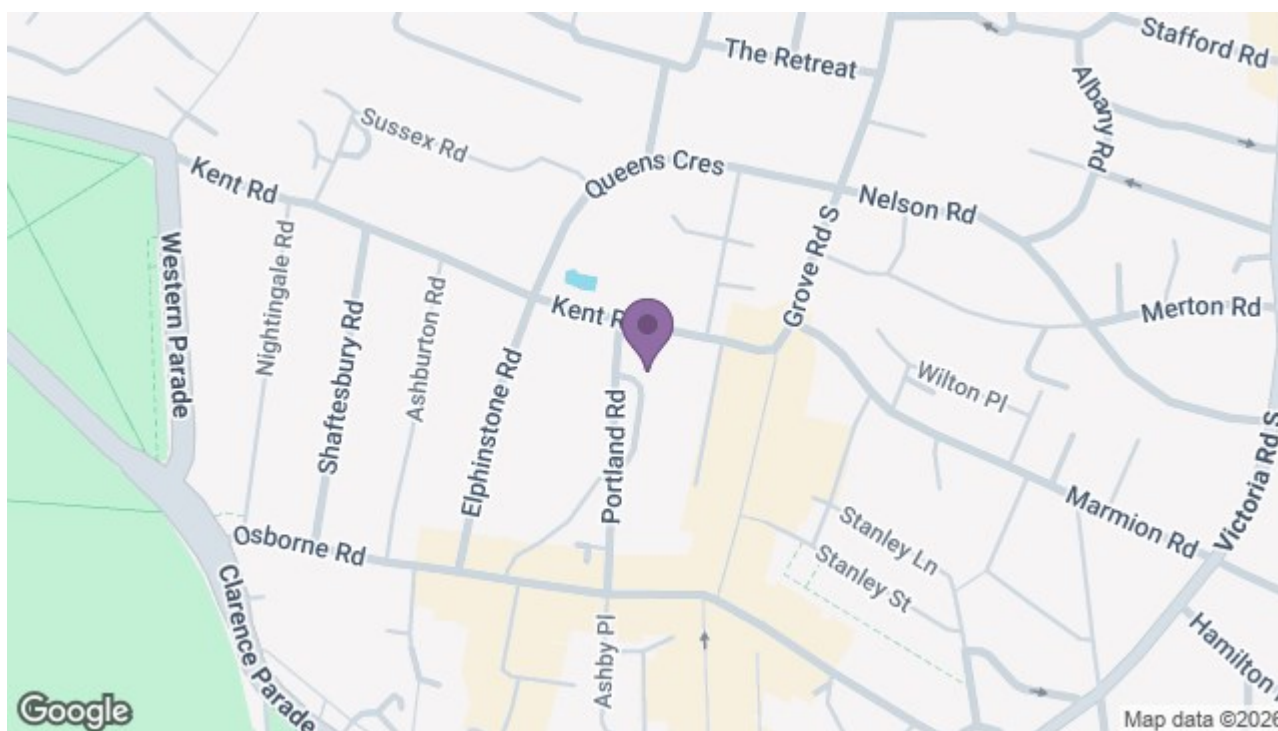
LOWER GROUND FLOOR
864 sq.ft. (80.3 sq.m.) approx.

GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 1563 sq.ft. (145.2 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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