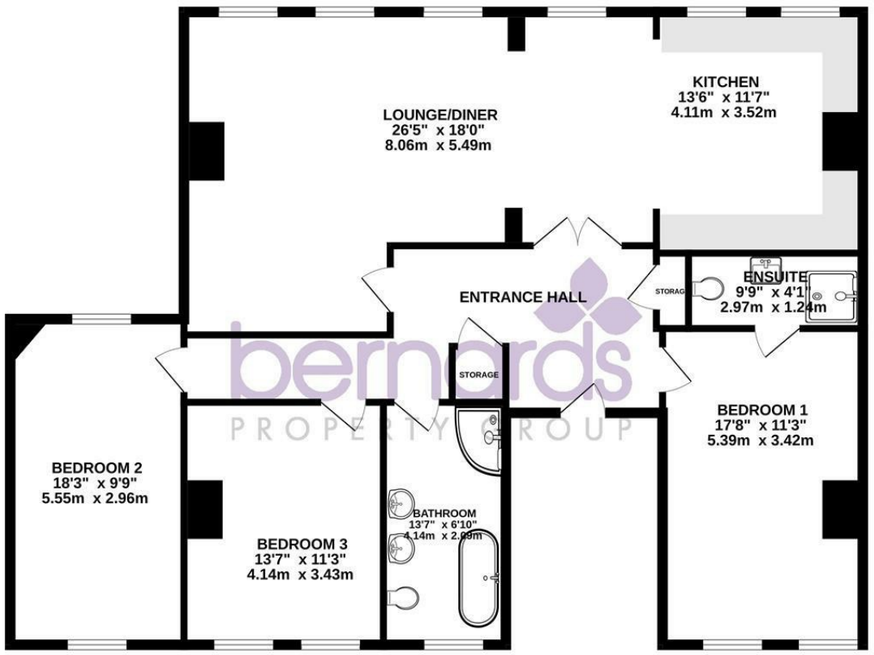
2ND FLOOR
1377 sq.ft. (128.0 sq.m.) approx.



TOTAL FLOOR AREA : 1377 sq.ft. (128.0 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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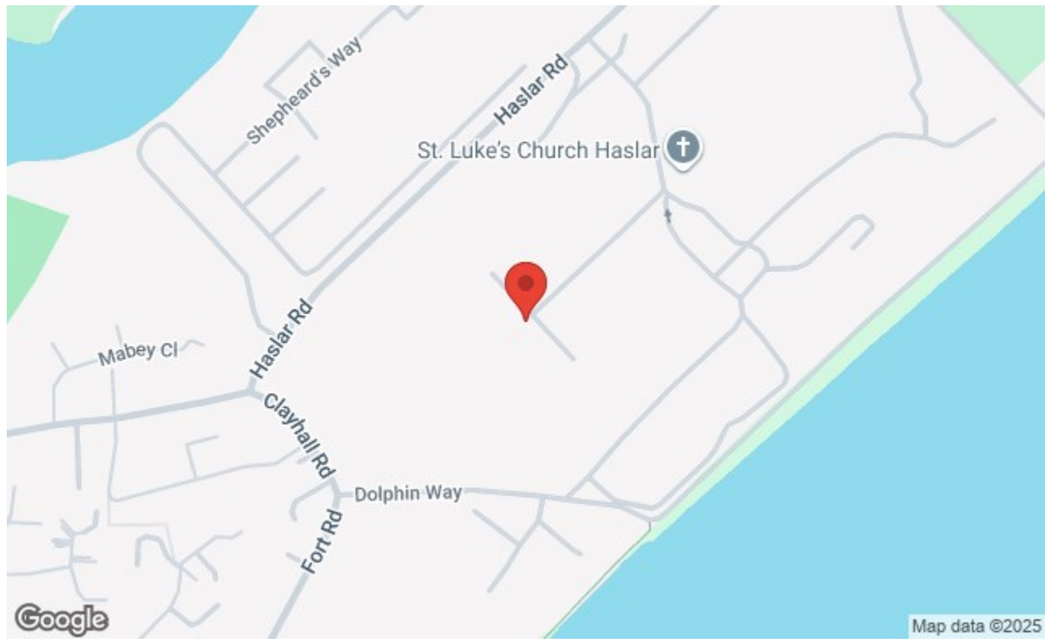

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HIGHLIGHTS

- GRADE II LISTED CHARACTER PROPERTY
- THREE BEDROOMS
- VIEWS OF THE SOLENT
- LIVING ROOM WITH LOG BURNER
- EN SUITE TO MASTER BEDROOM
- SHARE OF FREEHOLD
- LOCATED IN THE HISTORIC ROYAL HASLAR
- COMMUNAL GARDENS & TENNIS COURTS
- SET IN AN EXCLUSIVE 62 ACRE DEVELOPMENT
- 1377 SQUARE FOOT

Nestled within the historic Royal Haslar, this exquisite top-floor flat on Haslar Terrace offers a unique blend of character and modern living. Set in an exclusive 62-acre development, residents can enjoy beautifully maintained communal gardens, tennis courts, and a delightful coffee shop, all while being surrounded by the charm of this remarkable location.

As you enter the property, you are greeted by a spacious and welcoming entrance hall that leads to a generous living room, complete with a log burner and elegant hardwood flooring, perfect for cosy evenings. The custom-made fitted kitchen boasts integrated appliances and stunning granite work surfaces, seamlessly flowing into the dining area, making it an ideal space for entertaining family and friends.

This flat features three well-proportioned bedrooms, with the master bedroom benefiting from an en suite bathroom, ensuring privacy and convenience. The main bathroom is a luxurious retreat, featuring his and hers sinks, a roll-top bath, and a separate shower cubicle, catering to all your relaxation needs.

With high ceilings and large sash windows, the property is filled with natural light and offers breathtaking sea views towards the Solent and the Isle of Wight. The Grade II listed status adds to the charm and historical significance of the flat, while the gas central heating ensures comfort throughout the year.

Additional benefits include loft storage and residents' car parking, along with a share of the freehold, providing peace of mind and a sense of community. This property is a rare find, combining modern amenities with historical elegance in a picturesque setting. Don't miss the opportunity to make this stunning flat your new home.

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PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN
13'6 x 11'7 (4.11m x 3.53m)

LOUNGE/DINER
26'5 x 18'0 (8.05m x 5.49m)

BEDROOM ONE
17'8 x 11'3 (5.38m x 3.43m)

EN SUITE
9'9 x 4'1 (2.97m x 1.24m)

BEDROOM TWO
18'3 x 9'9 (5.56m x 2.97m)

BEDROOM THREE
13'7 x 11'3 (4.14m x 3.43m)

BATHROOM
13'7 x 6'10 (4.14m x 2.08m)

OUTSIDE

RESIDENTS CAR PARKING

RESIDENTS PRIVATE REAR GARDEN

COMMUNAL GROUNDS & TENNIS COURT

SHARE OF FREEHOLD
We are informed by our seller that there is £3600 annual service charge.

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

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.

REMOVALS
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.

SOLICITORS
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.

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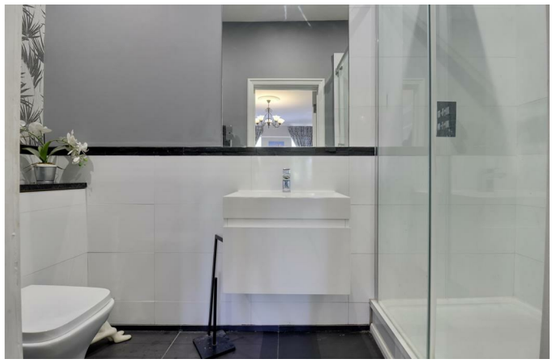
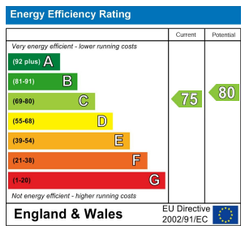
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless 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!

SHARE OF FREEHOLD / COUNCIL TAX BAND D





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