

£350,000

Grove Road South, Southsea PO5  
3QS

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- On-site parking for residents
- Super-fast full fibre broadband in every home
- Dedicated property manager for peace of mind
- Convenient on-site Car Club provided by enterprise
- Ofsted Outstanding eco-nursery offering play-based learning in a natural setting
- Secure bike loops for residents and visitors
- Catered Development A community within a community
- Landscape Gardens Mature trees harmonising with new planting to provide tranquil spaces
- sympathetically retained and restored
- 10% of parking bays equipped with active EV charging provision

### \*\*\* Introducing St John's Square, Southsea \*\*\*

St John's Square is a local landmark reimagined for modern living; an exclusive collection of characterful homes with high-spec interiors, set in one of the South Coast's most vibrant neighbourhoods. With the seafront, Southsea Common, independent shops, and the King's Theatre all nearby, this is a place where comfort, connection, and a sense of belonging come together.

St John's Square sustainably reuses and reimagines former school buildings, complementing characterful details with contemporary luxury and the clean lines of sensitively-designed new-builds. Mature trees and newly-planted gardens add to the sense of a perfect balance between new and old.

At St John's Square, period charm and contemporary design sit side by side: some homes set within reimagined heritage buildings, others newly built to complement their setting. Inside, each apartment pairs quality finishes and modern

comfort with a subtle sense of character and space.

From the seafront's period charm, parkland, and endless shingle beach to cool, one-off shops and vibrant coastal culture, Southsea makes a hard-to-beat home by the sea.

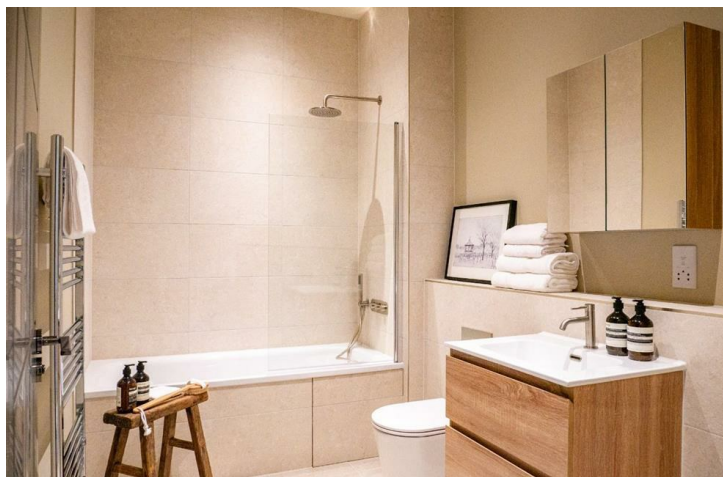
The case for the coast speaks for itself: morning swims, evening barbecues on the beach, and lazy afternoons on the common. Cycle the esplanade, explore historic landmarks, or simply soak in the sea air — Southsea life is made for easy days and memorable moments.

But there's more beyond the shoreline. Just a short stroll from St John's Square, Albert Road is full of character, with independent shops, cafés and restaurants - plus the everyday convenience of a local Waitrose. Spend a weekend browsing vintage finds, homeware gems or vinyl treasures, or wander the markets on Palmerston Road. Discover the city's maritime history at Portsmouth Museum, shop designer brands at Gunwharf Quays, or hop on a direct train to Brighton or London.

Call today to arrange a viewing  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)







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# PROPERTY INFORMATION

## Trusted craftsmanship, timeless quality

At St John's Square, every detail has been carefully chosen—not just for how it looks, but for how it lasts.

Our interiors feature a selection of respected, high-quality brand partners, chosen for their design integrity, proven performance and heritage of craftsmanship.

## KITCHENS

Step into a space where elegance meets everyday ease. Thoughtfully designed kitchens by Paula Rosa pair timeless craftsmanship with modern functionality, while Caesarstone quartz worktops and black nickel boiler taps\* add a refined, durable finish. It's a setting made for slow breakfasts, lively dinners, and everything in between.

With decades of British kitchen-making expertise, Paula Rosa delivers modern kitchens built for real life—where thoughtful layouts meet precision engineering and timeless appeal. -Grand Bardolino Oak & Pebble Grey

## LIVING AREAS

Effortlessly stylish and built for comfort, the living spaces at St John's Square are designed for real life. Underfoot, Amtico flooring brings British-made quality and craftsmanship to every step: beautiful, durable, and made to last. Soft neutral tones, clean lines, and carefully considered textures create a calm, contemporary setting for quiet evenings, relaxed weekends, or time well spent with others.

## SURFACES

Premium quartz surfaces crafted with precision, durability and timeless design—Caesarstone worktops bring the beauty of natural minerals into the heart of your kitchen, forming a lasting foundation for daily life.-- White Arabesque

## FLOORING

Manufactured in the UK and trusted for generations, Amtico's expertly crafted flooring offers warmth, texture and quiet resilience—bringing enduring character underfoot. - Kirkby Oak

## BATHROOMS

The bathroom is a calm, considered space where clean lines, rainfall showers and soft, neutral tones set a spa-like tone. Porcelanosa tiles and brushed nickel fittings add a refined edge, while a generous storage vanity ensures practicality meets quiet luxury – whether you're getting ready for the day or winding down with a long evening soak.

Renowned for refined finishes and innovative design, Porcelanosa tiles bring a sense of understated luxury to every bathroom— combining durability with effortless style.- Coral Caliza

## KITCHEN/LIVING/DINING ROOM

15'5" x 22'7" (4.7 x 6.9)

## BEDROOM 1

13'1" x 10'5" (4.0 x 3.2)

## BEDROOM 2

13'1" x 10'2" (4.0 x 3.1)

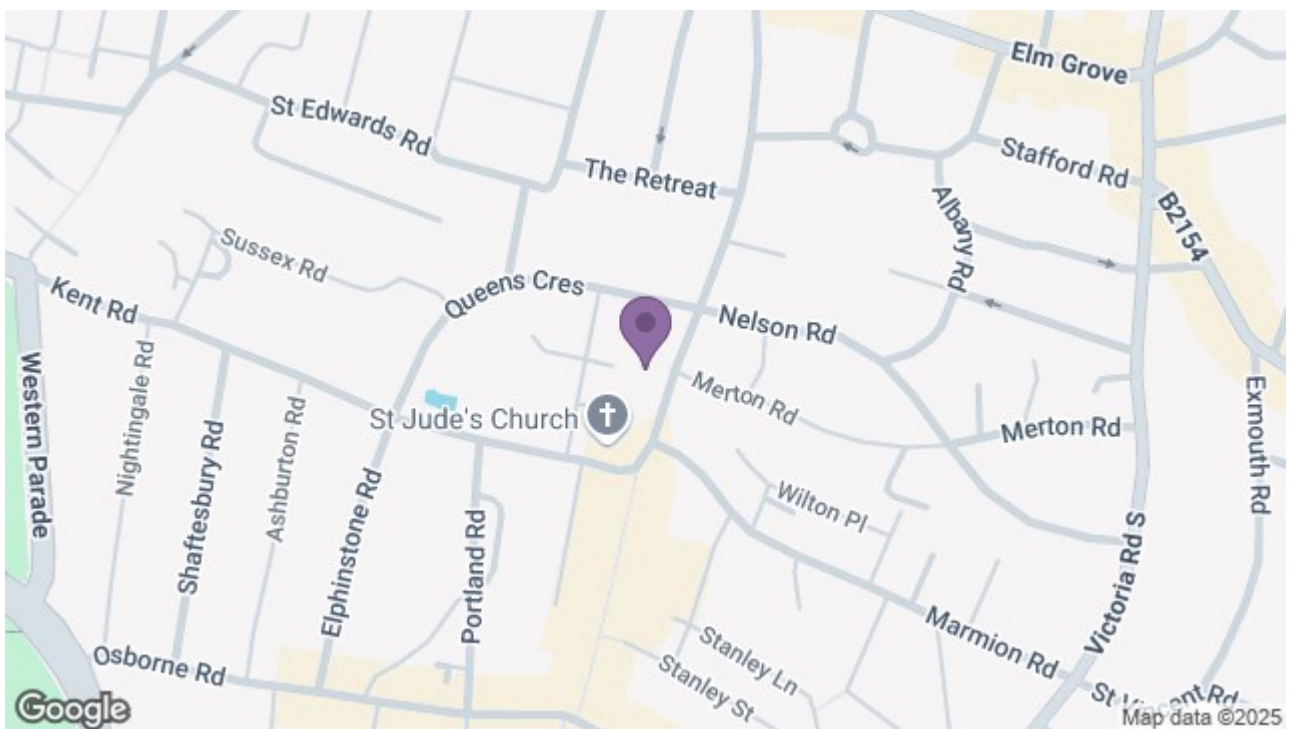
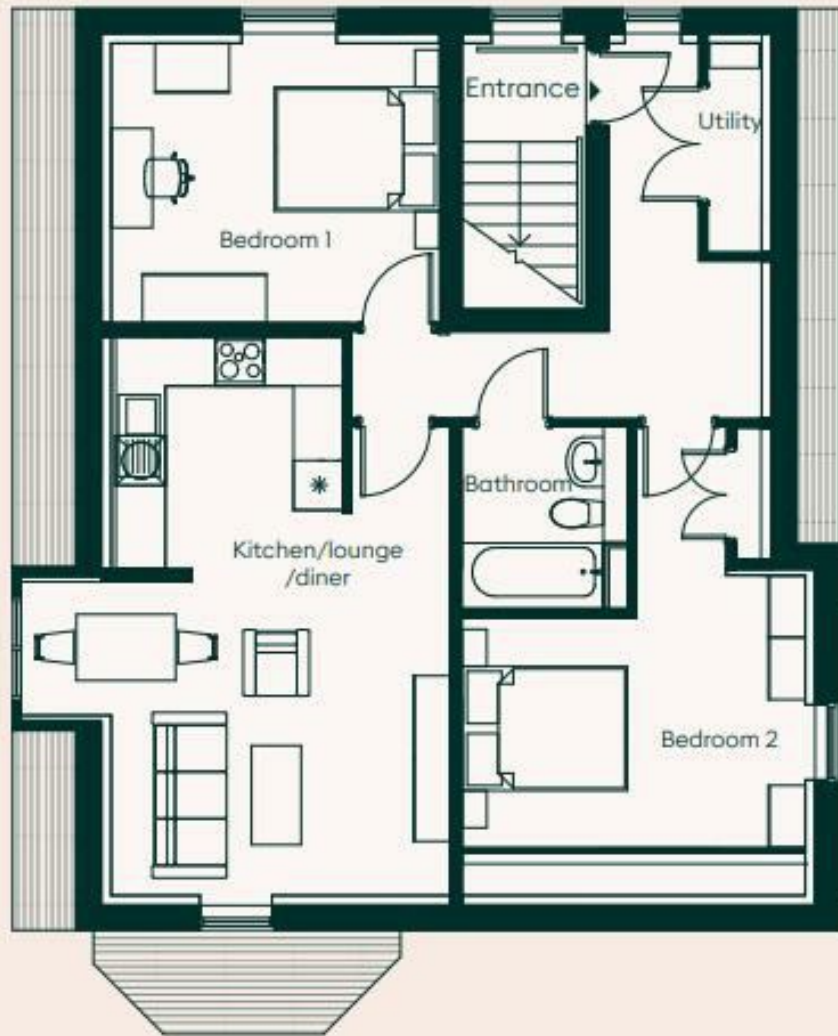
## BATHROOM

7'2" x 6'6" (2.2 x 2.0)



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		





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