

St John's Square

CITY { COASTAL { CONTEMPORARY

Introducing St John's Square, Southsea

03

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Indicative CGI - St John's Square

St John's
Square

Historic charm and coastal living

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CREATING A CALM AND CONNECTED PLACE

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.

A plan for living

A HOME FOR EVERY HOUSEHOLD

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.

1. Sage House
2. Lime Tree House
3. St. John's House
4. Woodlands
5. Victory Place
6. Beeches
7. Emerald House
8. Holbrook
9. Oaklands
10. Hamilton Place
11. St. Catherine's
12. Jasmine Place
13. Castle
14. Maple Gardens
15. Sycamore Court
16. Coach House
17. Evergreen
18. Hawthorn Place
19. Thomas House
20. Alder House

KEY

- New build
- Period property
- Fully refurbished property





Designed for tranquillity and mindful escape, St John's Square's many gardens and green pockets bring nature to your doorstep.



BREEAM 'VERY GOOD'
Buildings enhanced for environmental performance
* new build properties only



BOOSTING BIODIVERSITY
Integrated bat and bird bricks in all new buildings to support local wildlife



PRESERVATION
Retention and care of 49 mature trees across the development



TENDING TO NATURE
Creation and ongoing management of native hedgerows, grassland and mixed scrub



BIOPHILIA
Ground-level green walls designed to boost biodiversity and visual appeal



PLANTING FOR TOMORROW
Planting and maintenance of approximately 52 additional trees



SUSTAINABLE TRANSPORT
10% of parking bays equipped with active EV charging provision



PLANET FRIENDLY
Retrofitted period buildings with low embodied carbon

More than a home



SPACE TO LIVE WELL

At St John's Square, everyday life is enhanced by a calm, natural setting that brings ease, wellbeing, and connection to your doorstep.

A NURTURING START

For young families, Southsea Nature Nursery offers outstanding early years education right within the development. Based within the original grounds and rated Outstanding by Ofsted, this independent eco-nursery blends indoor and outdoor learning with a strong emphasis on play, sustainability, and connection to the natural world.



A GREEN AND PEACEFUL SETTING

St John's Square is built around beautifully landscaped gardens inspired by classic parkland design with seasonal planting and mature trees that define this unique site.



KEY FEATURES



PARKING

On-site parking for residents



CONNECTIVITY

Super-fast full fibre broadband in every home



BUILDING WARRANTY

Each property comes with an Architects Certificate giving 10 years warranty



CAR CLUB

Convenient on-site Car Club provided by Enterprise



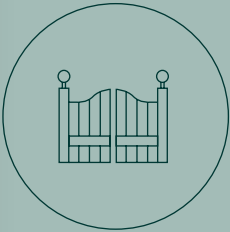
A NURTURING START

Ofsted Outstanding eco-nursery offering play-led learning in a natural setting



CYCLE PARKING

Secure bike loops for residents and visitors



GATED DEVELOPMENT

A community within a community



LANDSCAPED GARDENS

Mature trees harmonising with new planting



BUILDINGS

Sympathetically retained and restored, blending with newly constructed buildings to create a great balance of character and contemporary design



All features, fixtures, fittings, goods, accessories, and furniture displayed in the show flat are strictly for display purposes only and are not part of the standard final amenities & finishes and will not be provided.

St John's
Square

Classic character, contemporary style

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WHERE THE HEART IS

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.

Trusted craftsmanship, timeless quality

KITCHENS

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



paularosakitchens.co.uk

paula rosa

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



caesarstone.co.uk

caesarstone®

FLOORING

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

*not supplied in bedrooms

Kirkby Oak



amtico.com

amtico flooring

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.

BATHROOM TILES

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



porcelanosa.com

PORCELANOSA



Make yourself at home



A home shaped by heritage, designed for today.

St John's Square blends the character of a historic setting with the comfort and quality of contemporary living.

Inside, each apartment has been carefully considered—from generous layouts and natural light to sleek finishes and high-spec details such as digital entry phone systems and Smart heating controls, with names like Amtico, Porcelanosa and Paula Rosa bringing everyday ease and quiet luxury.

This is a home ready to reflect your style – and made to be lived in, beautifully.

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Indicative CGI

Cook, dine, and unwind in timeless style

SPACE TO ENTERTAIN

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.

*Single boiler tap installed in specific properties only

Relax, reconnect, and revel in comfort

ROOM TO UNWIND

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.



Indicative CGI



Sleep soundly and unwind in sophistication



Indicative CGI

YOUR SANCTUARY

Designed as a calm retreat, the bedrooms at St John's Square offer a considered canvas for rest and relaxation. With a focus on soft tones, natural light, and clean architectural lines, each space invites you to make it your own; whether you're easing into the morning or winding down at night*.

*Furnishings and flooring not included

MOMENTS OF CALM

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.



Indicative CGI



The seafront

St John's
Square

Escape to Southsea

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THE LOCATION

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.

GUNWHARF
QUAYS

PORTSMOUTH
HARBOUR

PORTSMOUTH

SOUTHSEA
COMMON

SOUTHSEA
TENNIS CLUB

SOUTHSEA
CASTLE

PORTSMOUTH &
SOUTHSEA STATION

St John's
Square

EASTNEY
ESPLANADE

A stunning
coastal location

The area

1. Southsea High Street
2. Southsea Common
3. South Parade Pier
4. Southsea Beach
5. Rose Gardens & Canoeing Lake
6. Southsea Castle
7. D-Day Museum
8. The Trafalgar Memorial
9. Clarence Pier
10. Spinnaker Tower and Gunwharf Quays
11. HMS Warrior
12. National Museum of The Royal Navy
13. HMS Victory And Mary Rose Museum
14. Old Portsmouth
15. Portsmouth City Centre
16. Kings Theatre
17. Museum of Portable Sound
18. Parmiters Antiques
19. Head Case Cigars
20. The Pastry Corner
21. Waitrose
22. Sister's Coffee
23. Sakura - Japanese Restaurant
24. Scarlet Tap
25. Fuegos Street
26. The Garden Southsea
27. Marmion House
28. Brewhouse & Kitchen
29. Portsmouth Museum and Art Gallery
30. Southsea Coffee Co





7 MINS
The Southsea Village

6 MINS
Scarlet Tap



17 MINS
Southsea beach

SOUTH COAST COMFORTS

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, and shop designer brands at Gunwharf Quays.

5 MINS
Waitrose



18 MINS
Southsea Common



5 MINS
Southsea Local



15 MINS
Southsea Tennis Club

Explore & discover



Times indicate walking times from St John's Square.

Source: Google

Feel the sea breeze and the
crunch of pebbles underfoot
as you wander Southsea's
iconic shoreline





32/8 MINS (walk/cycle)
Gunwharf Quays Marina



19/5 MINS (walk/cycle)
Gunwharf Quays
East Side Plaza

20/5 MINS (walk/cycle)
Portsmouth & Southsea



30/7 MINS (walk/cycle)
Vue, Gunwharf Quays



28/6 MINS (walk/cycle)
The Vulcan



Times indicate walking
or cycling times from
St John's Square.
Source: Google



A THRIVING HUB

Get swept up by the area's swashbuckling past at Portsmouth Museum, explore the city's naval heritage or go big-brand shopping at Gunwharf Quays, with its stunning waterfront views. Hop on a direct train to the buzzing seaside town of Brighton or London, for even more adventure.

27/5 MINS (walk/cycle)
Millennium Walkway

Roam & uncover

St John's Square

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