

Asking Price £300,000

Juniper Gardens, Southsea PO5 2FN

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ PHASE TWO OPEN NOW
- ❖ ST JOHNS DEVELOPMENT
- ❖ BEAUTIFULLY CONVERTED
- ❖ TWO BEDROOMS
- ❖ OPEN PLANNED LIVING
- ❖ INTEGRATED WHITE GOODS
- ❖ CENTRAL SOUTHSEA
- ❖ PARKING AVAILABLE
- ❖ TOP FLOOR APARTMENT
- ❖ GATED COMMUNITY

Phase Two of the prestigious St John's Development is now live.

Situated within Sage House, this exceptional two-bedroom top-floor apartment offers sophisticated contemporary living with an impressive specification throughout. Elegantly finished, the property features premium Antico flooring, beautifully curated Farrow & Ball colour palettes, and a stunning open-plan living space designed for both relaxation and entertaining.

The stylish kitchen is appointed with luxurious quartz worktops and a full range of integrated appliances, seamlessly blending functionality with modern design. Flooded with natural light and immaculately presented, this exquisite home combines quality craftsmanship, refined finishes, and contemporary elegance in one of the development's most desirable residences.

An outstanding opportunity to acquire a beautifully appointed home within this landmark development.

Call today to arrange a viewing  
02392 864 974  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## Mortgage Advisor

We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

## Conveyancing

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 conveyance 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.

## Offer Check Procedure

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

## 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

## Solicitor

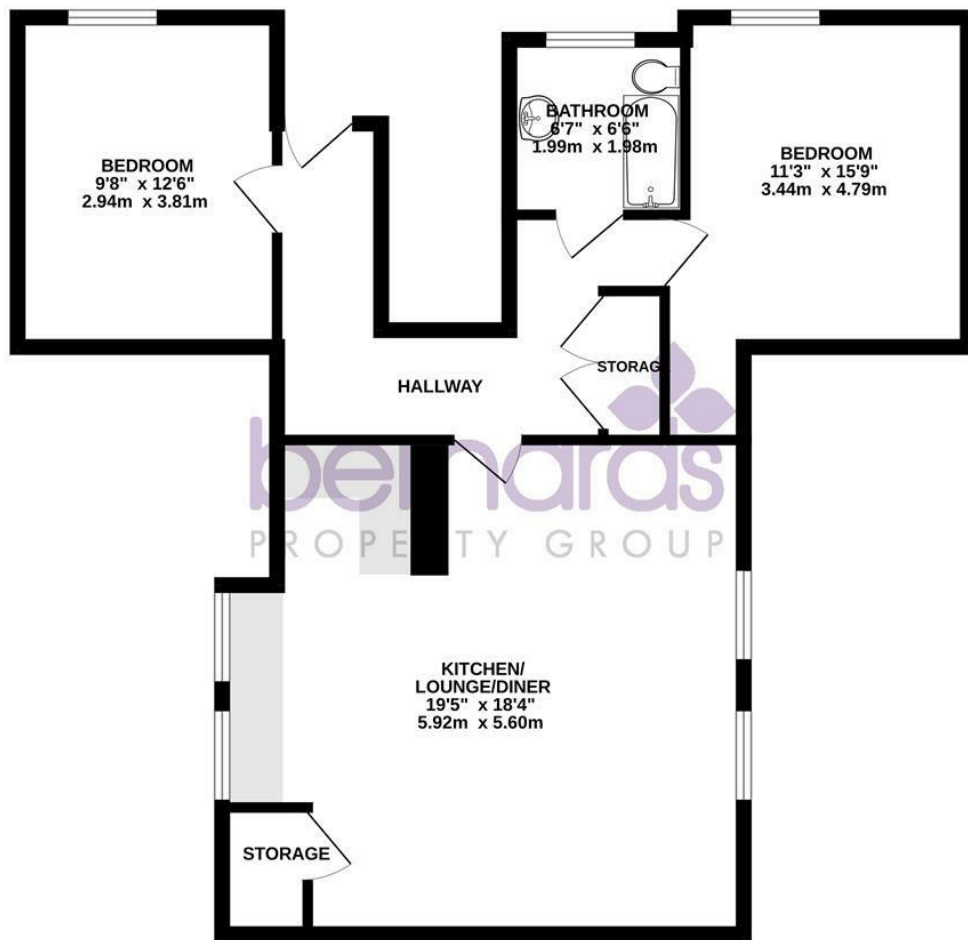
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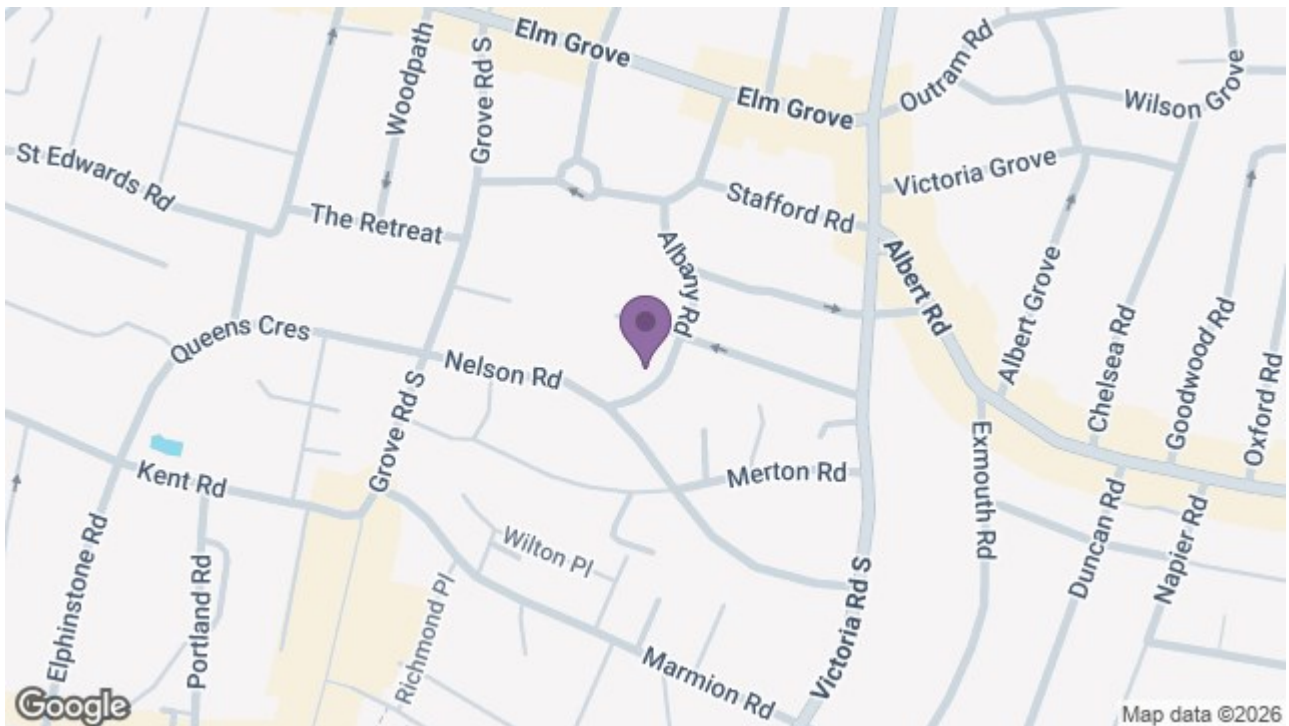
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## 2ND FLOOR



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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8 Clarendon Road, Southsea, Hampshire, PO5 2EE

t: 02392 864 974

