

Asking Price £350,000

Juniper Gardens, Southsea PO5 2FN

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- UP TO A 10% DEPOSIT CONTRIBUTION PAID BY DEVELOPER
- BRAND NEW DEVELOPMENT
- PART OF SOUTHSEAS HISTORY
- CONVERTED APARTMENT
- TWO BEDROOMS
- OPEN PLANNED LIVING
- ALLOCATED PARKING
- INTERGRATED WHITE GOODS
- GATED COMMUNITY

• CONTACT US TO ARRANGE A VISIT

UP TO 10% DEPOSIT CONTRIBUTION PAID BY DEVELOPER

We are thrilled to present this stunning GROUND FLOOR, two bedroom apartment, featuring high ceilings and an abundance of natural light, in the heart of Central Southsea, complete with secure, gated parking. Thoughtfully restored, the property was once part of the historic St John's College, seamlessly blending period charm with modern luxury. Located within the exclusive St John's Square development, Sage House is nestled alongside beautifully landscaped gardens, and comprises just five newly converted apartments, each finished to an exceptional standard.

Accessed via a well maintained communal

entrance, this elegant ground floor home opens into a welcoming hallway leading to a lounge and dining area with an open-plan, fully fitted kitchen. Finished with Caesarstone worktops and integrated appliances, the space is perfectly designed for both modern living and entertaining.

The property further offers two generous double bedrooms, a stylish bathroom with rainfall shower over the bath, and excellent storage throughout, with plenty of light and south facing windows, this is an apartment not to be missed!

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





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PROPERTY INFORMATION

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.

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.

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.

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!

Anti-Money Laundering (AML)

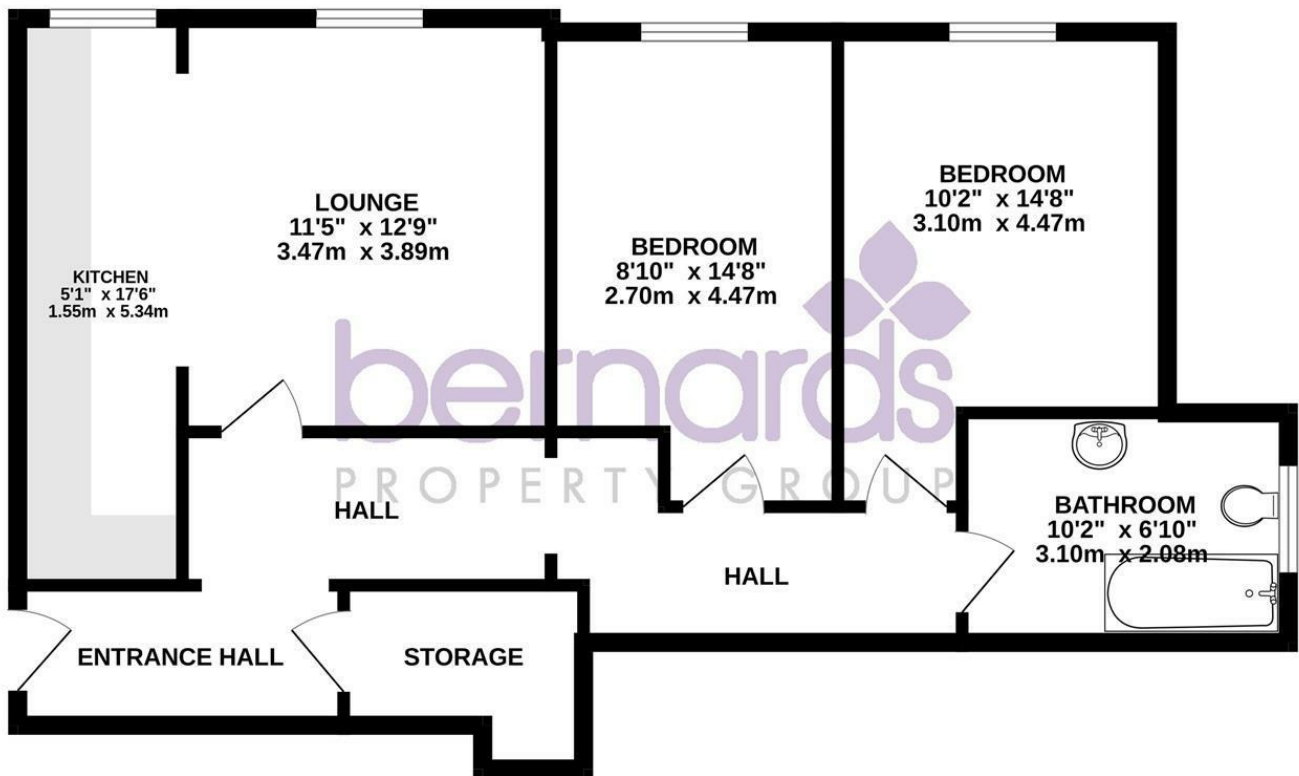
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification 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,



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

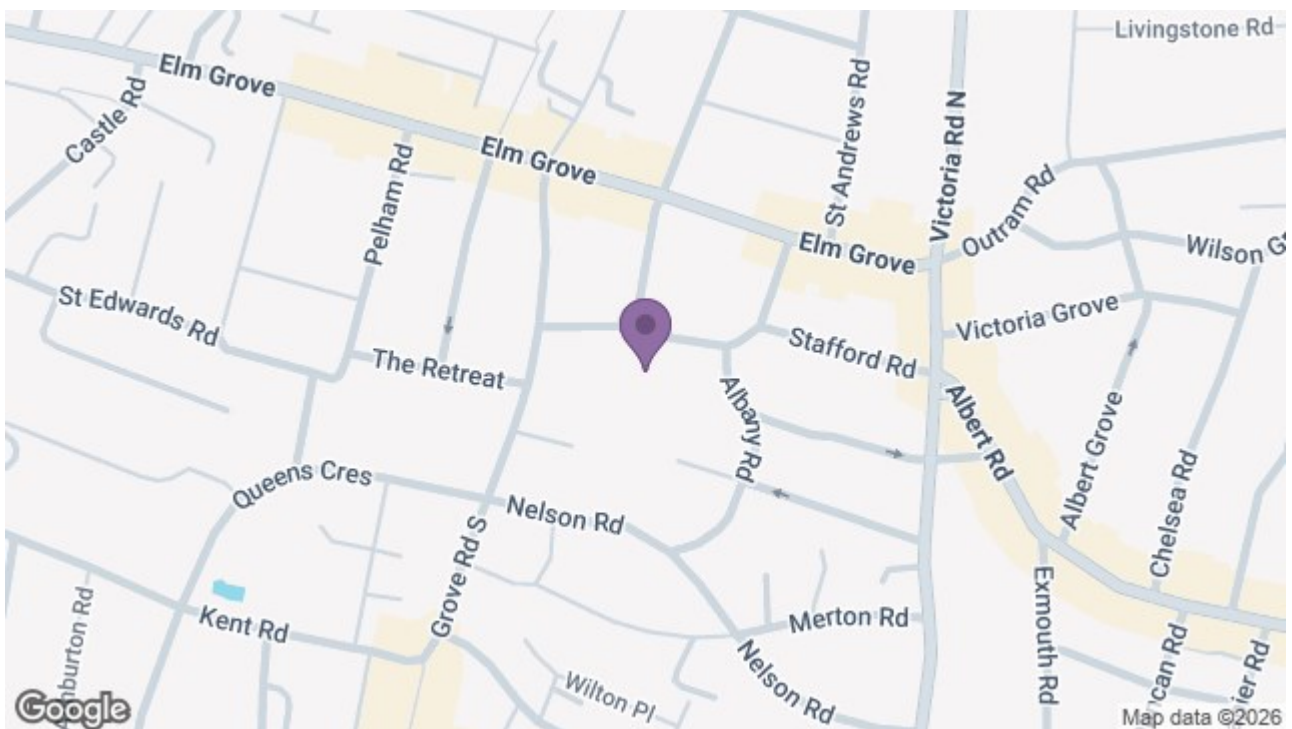


GROUND FLOOR
752 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 752 sq.ft. (69.8 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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