

£325,000

Grove Road South, Southsea PO5  
2DG

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- South west kitchen and living room, offering bright and airy living spaces
- Top-floor apartment with exceptional views
- Julia Rosa Kitchens with all white goods integrated and Caesarstone quartz worktops
- Amtico Flooring throughout kitchen/living/dining and hallway areas
- Secure gated community providing privacy and peace of mind
- Convenient on-site Car Club provided by Enterprise with the first year of membership provided free of charge
- Gated Development, A community within a community, just a short walk from all local amenities
- Landscaped gardens and mature trees harmonising with new planting to provide tranquil spaces
- On-site parking available for residents with access to EV charging points across the development
- Fastest Outstanding eco-nursery offering play-led learning in a natural setting

### Beeches – READY NOW

We are thrilled to present this stunning two bedroom second floor apartment 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, blending heritage and charm with modern luxury. Situated within the exclusive St John's Square development, the Beeches Villa comprises five newly converted apartments, each offering high-end finishes throughout.

Accessed via a well-presented communal hallway, this bright and spacious two-bedroom property benefits from an abundance of natural

light, with a desirable south-facing living space. Upon entering, you are welcomed by a generous utility cupboard, leading through to a well-proportioned second bedroom with built-in storage. The spacious lounge/diner features large windows, allowing light to flood the room, while an L-shaped, fully fitted kitchen is neatly tucked into the corner, complete with integrated appliances and Caesarstone worktops. Further into the home is a modern bathroom with a rainfall shower over the bath. The master bedroom boasts ample living space, creating a comfortable and relaxing retreat.

Amazing incentives available – speak to one of our team to find out more.

Call today to arrange a viewing  
[www.bernardsea.co.uk](http://www.bernardsea.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 \*not included in bedrooms\*

## 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)

## Marketing Suite Opening Hours

Monday – Thursday 8:45am-6pm  
Friday 8:45am-5:30pm  
Saturday 9am-4pm

Customer parking available on-site

**\*NO APPOINTMENT NECESSARY\***

## Disclaimer

**\*\*These images are CGI representations of the likely finished appearance. The final look, materials, and landscaping may vary slightly. For full details, please contact the sales suite\*\***

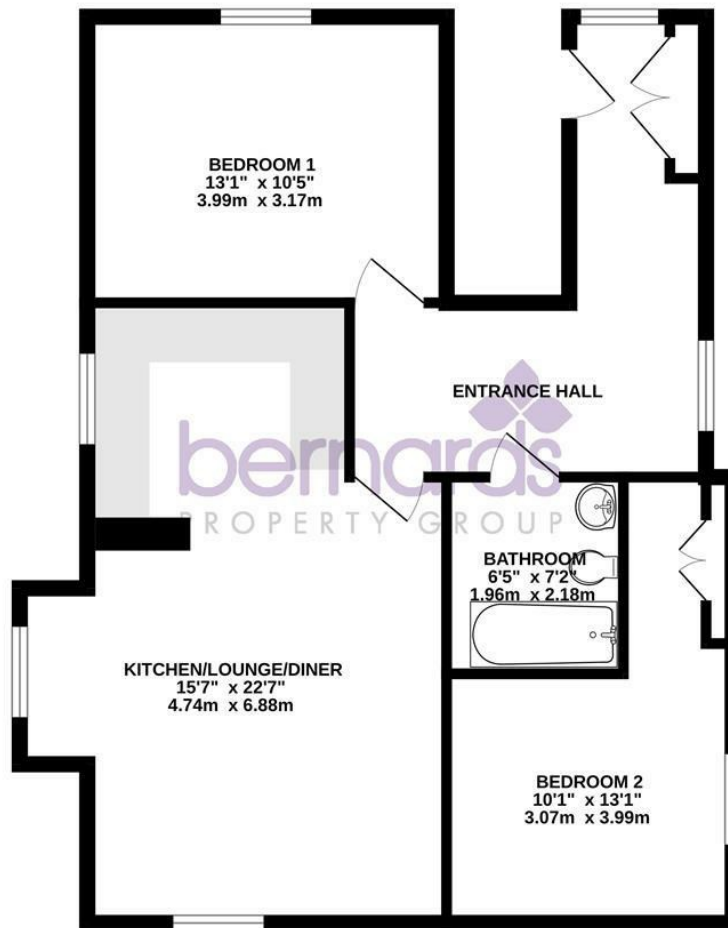


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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SECOND FLOOR  
741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.8 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 not 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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