

Guide Price £190,000

Grove Road South, Southsea PO5  
3QS

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- One bedroom lower ground with private entrance
- Secure gated community providing privacy and peace of mind
- Arca Rosa Kitchens with all white goods integrated and Caesarstone quartz worktops
- Amtico Flooring throughout kitchen/living/dining and hallway areas
- Porcelanosa bathroom tiles in all apartments
- 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
- Ofsted Outstanding eco-nursery offering play-led learning in a natural setting

### Beeches – READY NOW

We are thrilled to present this stunning lower ground floor, one bedroom apartment, featuring high ceilings in the heart of Central Southsea. 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, Beeches Villa occupies a quiet corner, nestled alongside beautifully landscaped gardens, and comprises just five newly converted apartments, each finished to an exceptional standard.

This stylish one bedroom home benefits from its own private access, overlooking landscaped

gardens and opening into a welcoming hallway. The home features open plan kitchen, lounge, and dining area. The contemporary kitchen is fully fitted with integrated appliances and finished with a Caesarstone worktop. The accommodation further offers a spacious double bedroom and a sleek fitted bathroom with rainfall shower. Finished with Amtico flooring throughout and soft carpeting to the bedroom, this home is ready to move straight into, simply bring your furniture!

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

Call today to arrange a viewing  
02392 864 974  
[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

13'5" x 14'9" (4.1 x 4.5)

## BEDROOM

9'2" x 15'1" (2.8 x 4.6)

## BATHROOM

6'2" x 7'2" (1.9 x 2.2)

## 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\*\*

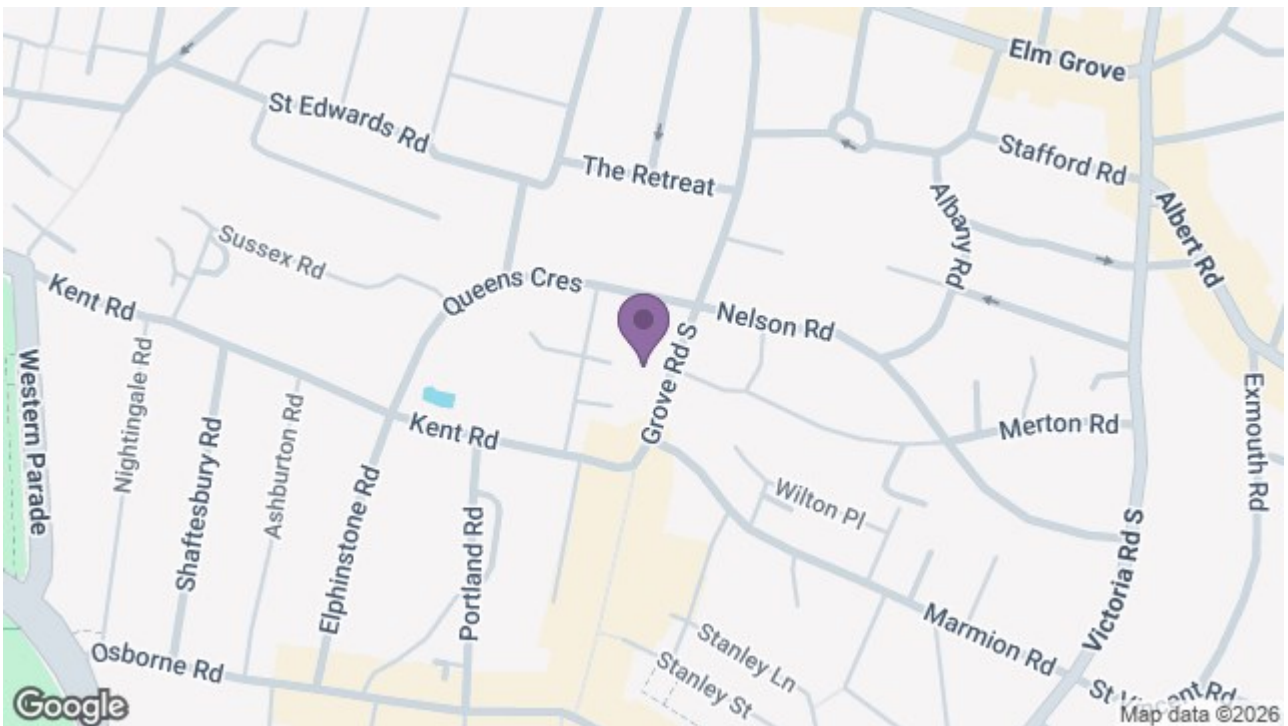
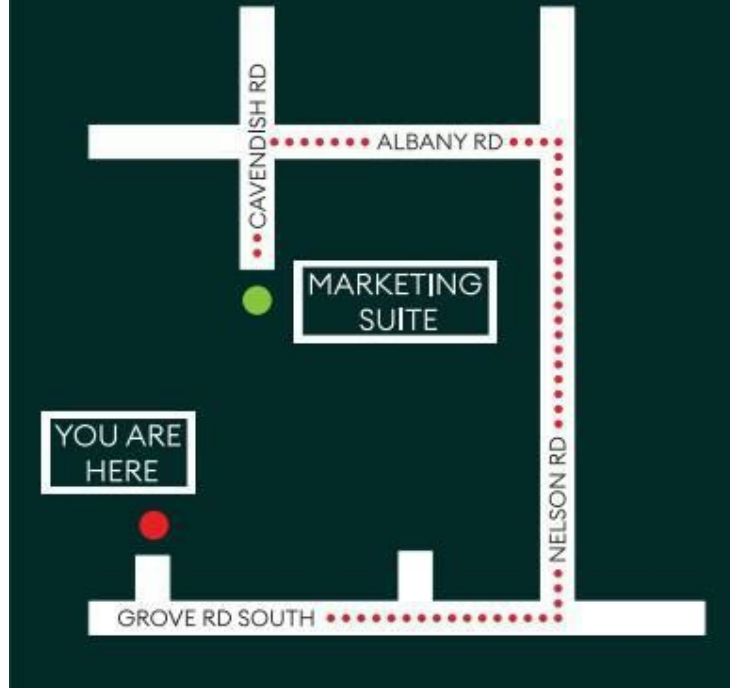


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



# St John's Square

CITY | COASTAL | CONTEMPORARY



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