

£350,000

Grove Road South, Southsea PO5  
3QS

  
**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- Stunning first floor apartment
- Two bedrooms, two bathrooms
- Corner location surrounded by landscaped gardens
- Quintic Flooring throughout kitchen/living/dining and hallway areas
- Original tiled communal entrance full of character
- 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
- Adjacent Outstanding eco-nursery offering play-led learning in a natural setting

### Victory Place – READY NOW

We are thrilled to present this beautiful first floor, two bedroom, two bathroom 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, Victory Place Villa occupies a quiet corner, nestled alongside beautifully landscaped gardens, and comprises just four newly converted apartments, each finished to an exceptional standard.

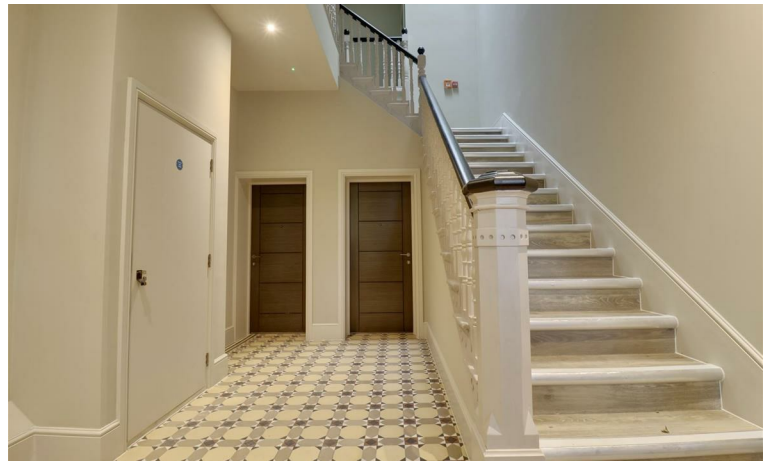
Accessed via a well-maintained communal entrance showcasing original features, this elegant first-floor home opens into a welcoming hallway, leading to a well-proportioned lounge and dining area with an open-plan, fully fitted kitchen. Finished with Caesarstone worktops and integrated appliances, the space is perfectly suited to both modern living and entertaining.

The property further offers two double bedrooms, including a master bedroom with en-suite shower room, alongside a stylish family bathroom featuring a rainfall shower over the bath — ideal for guests.

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

17'3" x 16'0" (5.26 x 4.88)

## BEDROOM 1

12'0" x 10'7" (3.66 x 3.23)

## BEDROOM 2

8'9" x 14'4" (2.69 x 4.39)

## BATHROOM

12'7" x 6'2" (3.86 x 1.88)

## 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

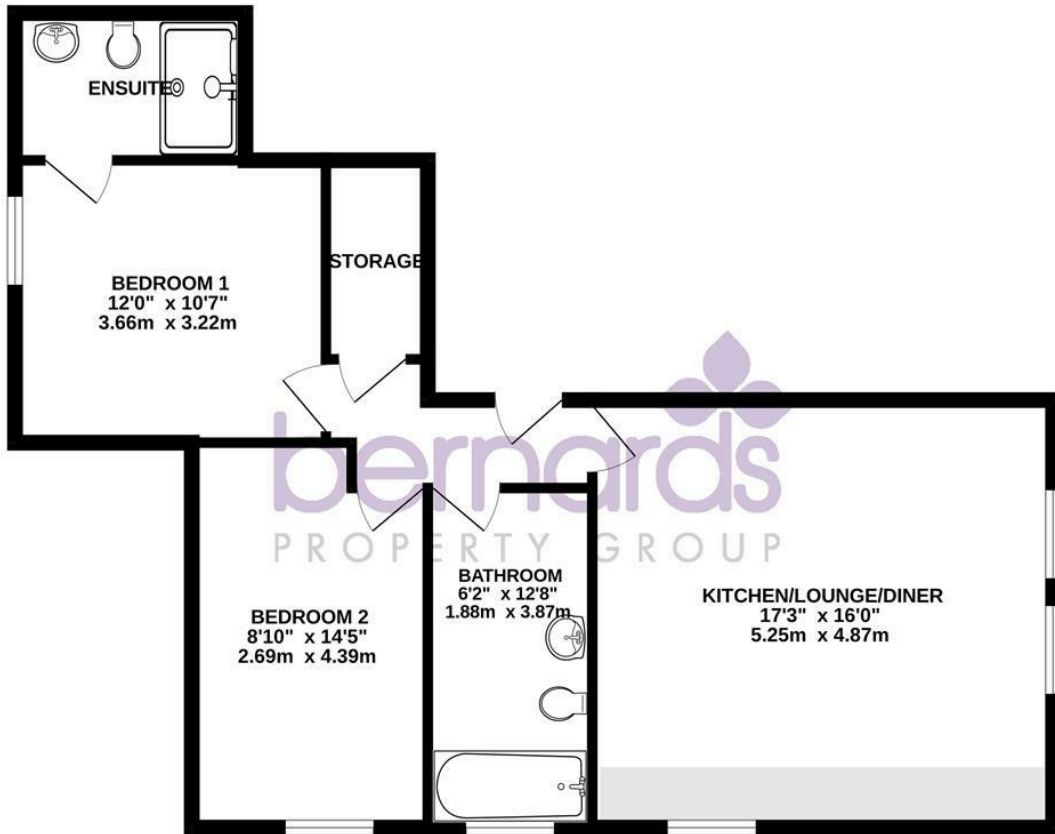
\*\*These images are CGI representations of the likely finished appearance. The final look, materials, and landscaping may vary slightly. For full details, please contact the sales suite\*\*



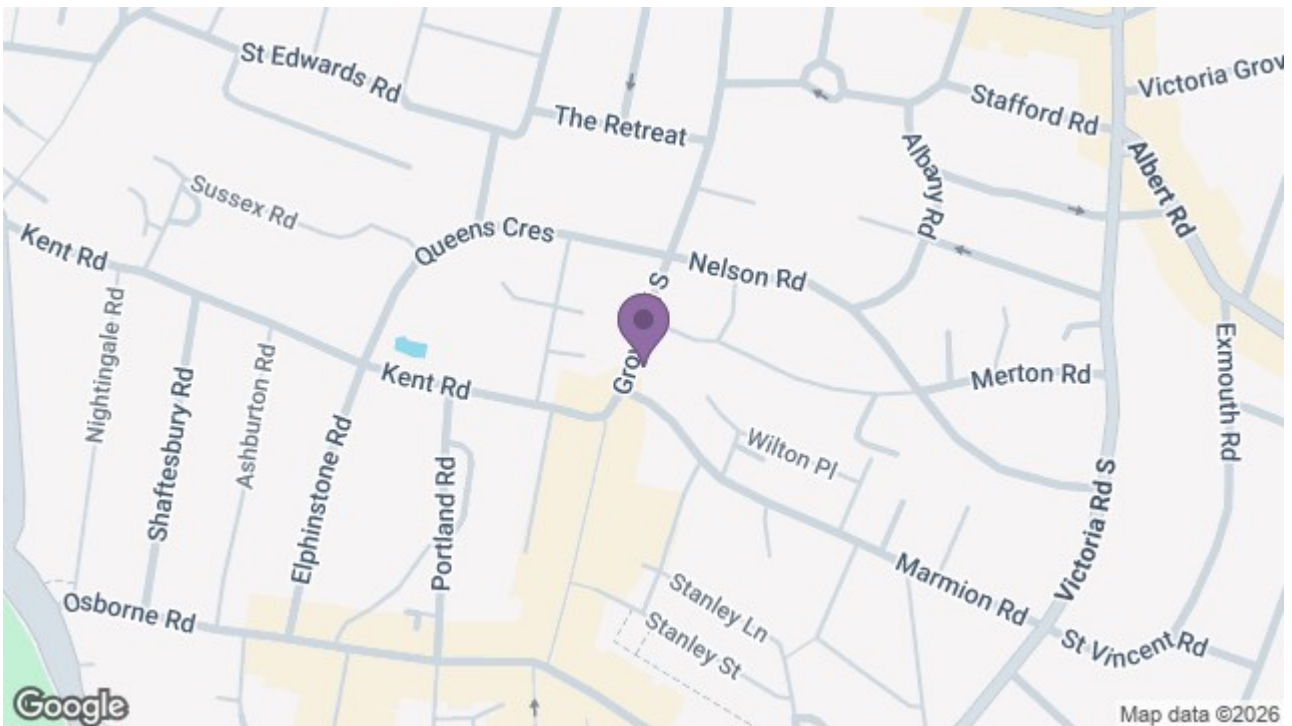
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



FIRST FLOOR  
794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 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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