Asking Price £350,000

Jasmine Place, Elm Gardens,
Southsea PO5 2FJ

bernards
THE ESTATE AGENTS

2 1 1

# LAUNCHING SOON!




## HIGHLIGHTS

- On-site parking for residents and guests
- Super-fast full fibre broadband in every home
- Dedicated property manager for peace of mind
- Convenient on-site Car Club provided by Enterprise
- Ofsted Outstanding eco-nursery offering play-led learning in a natural setting
- Secure bike loops for residents and visitors
- Gated Development A community within a community
- Landscpaed Gardens Mature trees harmonising with new planting to provide tranquil spaces
- Sympathetically retained and restored
- 10% of parking bays equipped with active EV charging provision

**EXCLUSIVE NEW HOMES LAUNCH-7th NOVEMBER**

Bernards are proud to present this exceptional second floor, two bedroom residence, perfectly positioned within the highly sought after Central Southsea.

Set within an exclusive gated development, the property welcomes you via a bright and elegant entrance hallway, leading through to an impressive open plan living and dining space, complemented by a separate, fully appointed kitchen. Bathed in natural light from expansive windows, this sophisticated living area offers both comfort and style. The contemporary kitchen is beautifully finished with sleek quartz worktops and is fully integrated with appliances, including a fridge/freezer, dishwasher, and washer/dryer.

Both bedrooms are generously proportioned, featuring strikingly high ceilings and large windows that enhance the sense of space and light, creating tranquil and airy retreats.

The accommodation is completed by a stylish, fully fitted bathroom, featuring a modern rainfall shower over the bath and elegant finishes throughout.

Further benefits include a secure, allocated parking space within the gated development, offering both convenience and peace of mind.

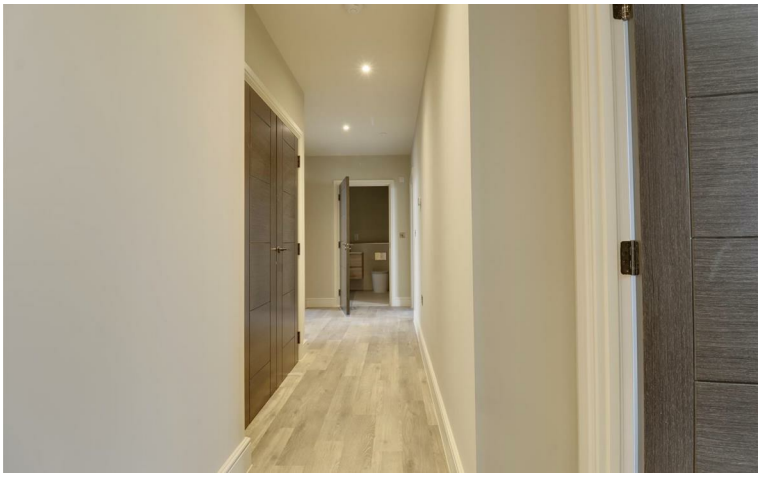
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# PROPERTY INFORMATION

### 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

### 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

### 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

### 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!

### 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.

### 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.

### 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.

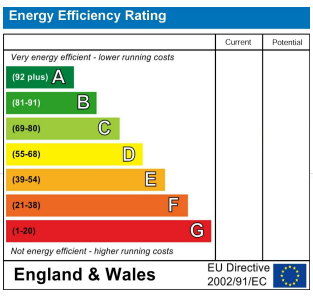
Show Home Opening Hours
Monday – Saturday: 10:00am – 5:00pm
Sunday: By appointment only





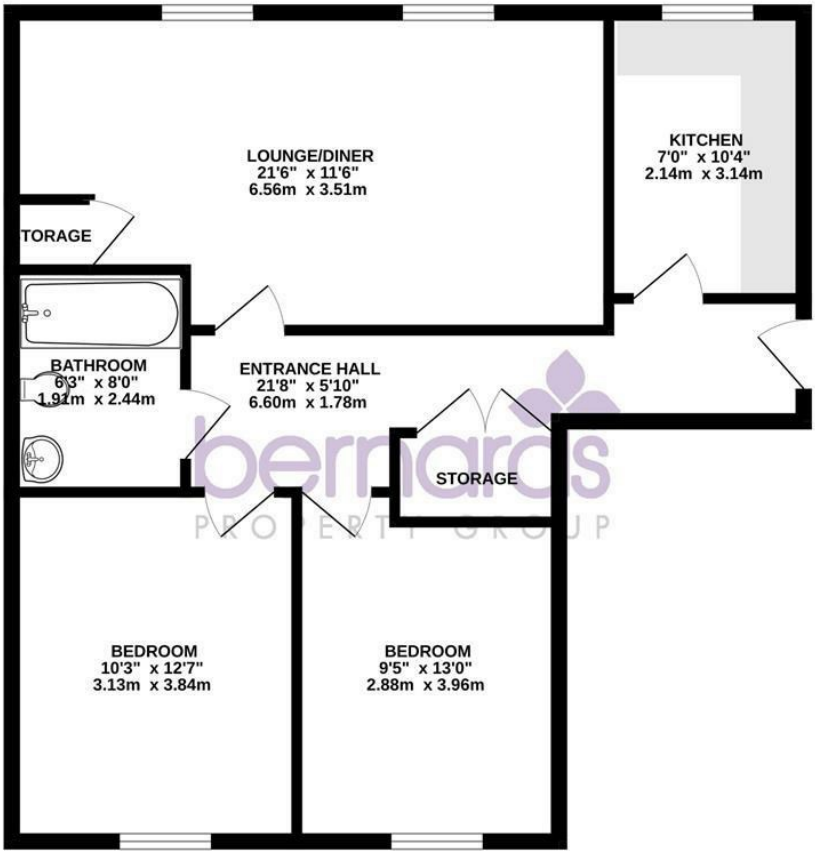







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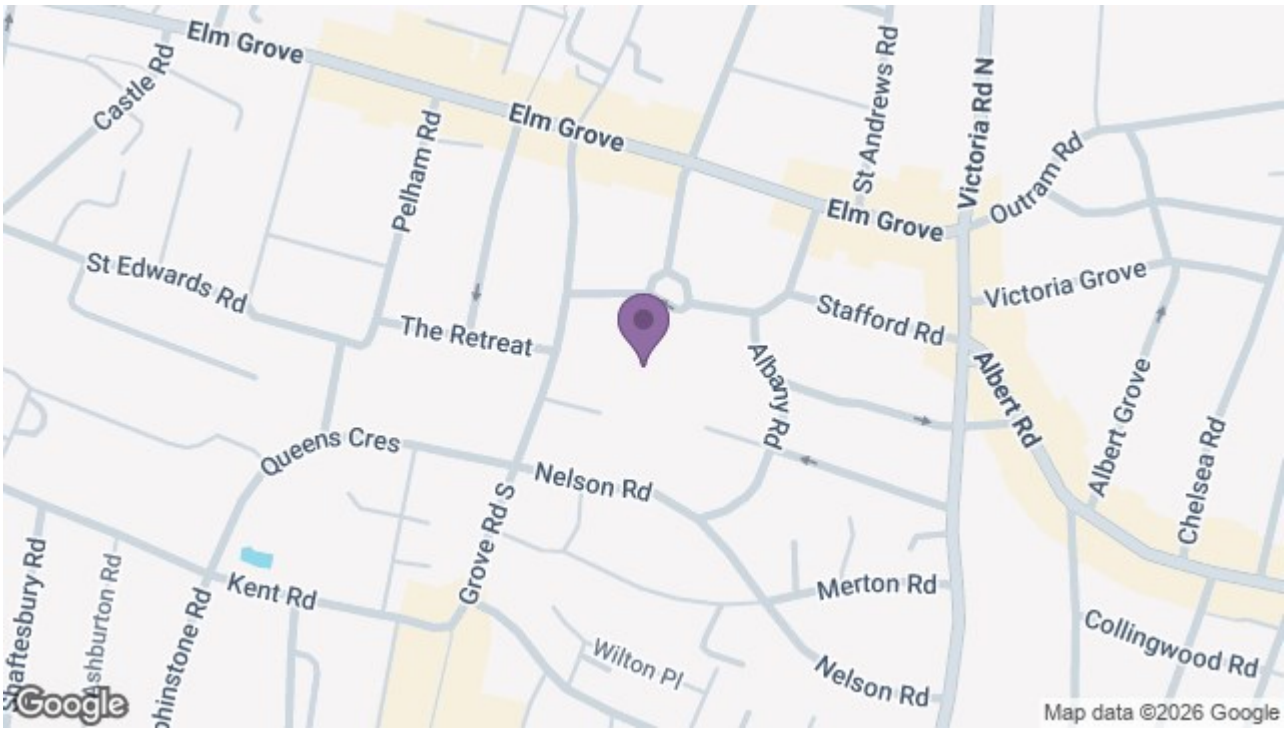
2ND FLOOR
720 sq.ft. (66.9 sq.m.) approx.




12.02.07 JASMINE PLACE, ELM GARDENS SOUTHSEA, PO5 2FJ

TOTAL FLOOR AREA : 720 sq.ft. (66.9 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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