

Guide Price £475,000

Grove Road South, Southsea PO5
3QS



St John's Square

Upcoming Open Events



7th & 8th February 10am – 4pm

HIGHLIGHTS

- how apartment now open, no appointment necessary
- ie a part of Southsea's rich history with these sympathetically retained and restored properties
- 'aula Rosa Kitchens with all white goods integrated and Caesarstone quartz worktops
- antico Flooring throughout kitchen/living/dining and allway areas
- orcelanosa 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

Victory Place – READY NOW

- Ground floor apartment
- Three double bedrooms with master en-suite
- Corner location surrounded by landscaped gardens
- Secure gated community with controlled access
- Secure video entry system on car entrance gates and communal entrances
- Allocated parking for residents
- Exceptionally high ceilings creating bright, spacious interiors
- Original tiled communal entrance full of character
- Modern kitchens with integrated appliances

We are thrilled to present this stunning ground-floor, three-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, 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 with original features, this ground-floor home opens into a welcoming hallway, leading to a generously sized lounge/diner and open-plan, fully fitted kitchen with Caesarstone worktops and integrated appliances — ideal for entertaining. The property also offers three double bedrooms, including a master with en-suite shower room, a stylish family bathroom with rainfall shower over the bath, and ample storage throughout

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

Call today to arrange a viewing
www.bernardsea.co.uk





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www.bernardsestates.co.uk



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 19'3" (5.28 x 5.89)

BEDROOM 1

11'3" x 16'0" (3.45 x 4.88)

BEDROOM 2

18'4" x 11'10" (5.59 x 3.63)

BEDROOM 3

7'1" x 12'0" (2.16 x 3.68)

BATHROOM

8'5" x 6'9" (2.57 x 2.06)

Marketing Suite Opening Hours

Monday – Thursday 8:45am-6pm

Friday 8:45am-5:30pm

Saturday 9am-4pm

Customer parking available on-site

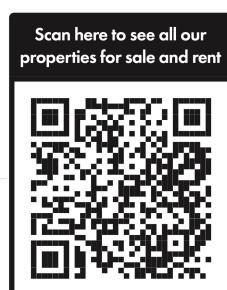
NO APPOINTMENT NECESSARY

Disclaimer

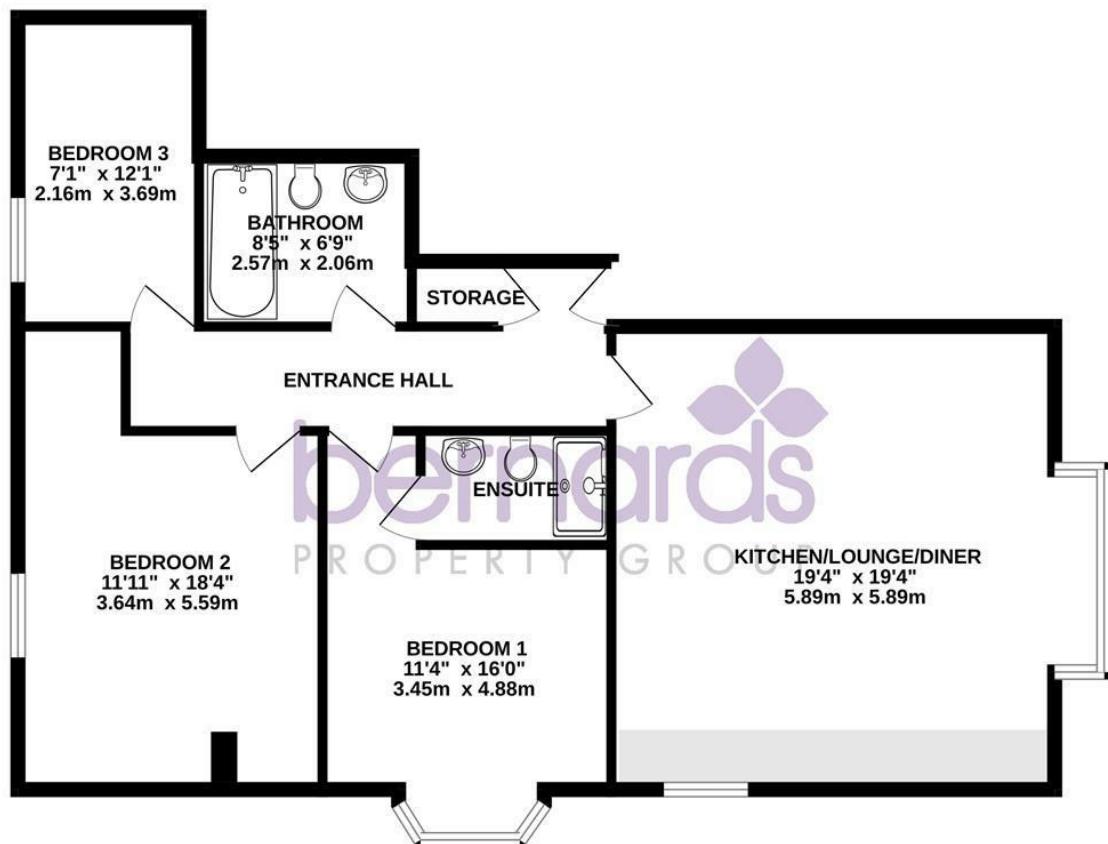
** These images are CGI representations of the likely finished appearance. The final look, materials, and landscaping may vary slightly. For full details, please contact the sales suite**



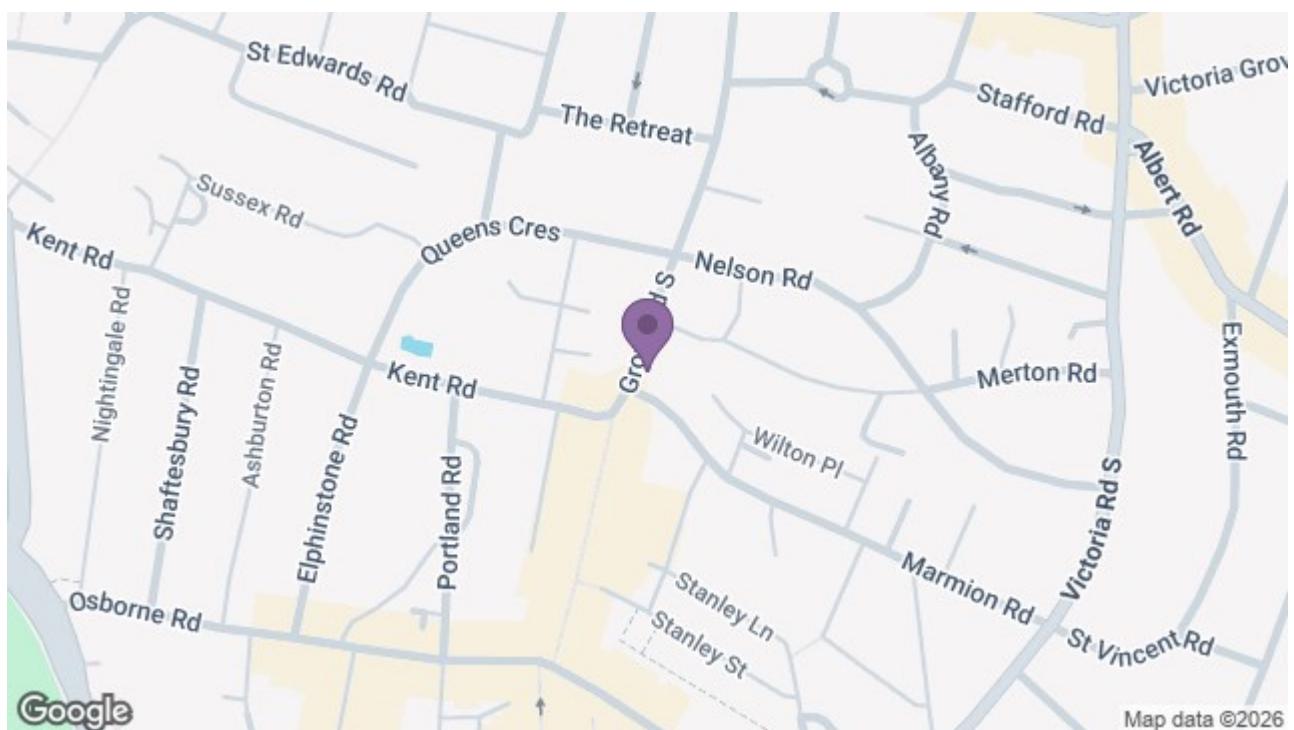
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
999 sq.ft. (92.8 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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 only. 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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