

£350,000

St Johns Square, Southsea PO5 3QS

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- Grade II listed building
- Beautiful, ground floor two bedroom apartment
- Separate Paula Rosa kitchens with integrated appliances and Caesarstone quartz worktop
- Antico Flooring throughout kitchen/living/dining and hallway areas
- Porcelanosa bathroom tiles in all apartments
- Private parking in gated development
- 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

### The Castle - Reserve NOW!

We are delighted to present this exceptional Grade II listed ground floor, two bedroom residence, ideally positioned in the heart of Central Southsea and further enhanced by secure, gated parking.

Thoughtfully and meticulously restored, the home forms part of the historic St John's College, seamlessly blending period character and architectural charm with contemporary luxury living.

Situated within the exclusive St John's Square development, The Castle comprises just four newly converted apartments within a prestigious Grade II listed building, all set behind private,

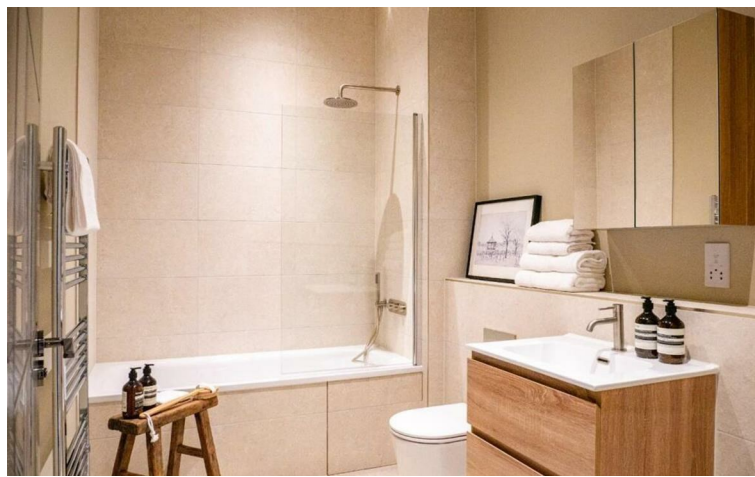
secure gates, finished to an outstanding standard throughout and nestled in beautifully landscaped gardens.

Accessed via a well-presented communal hallway, the apartment opens to two generous double bedrooms, both with original windows that fill the rooms with natural light. Further into the home, the open-plan spacious living and dining area flow seamlessly into a separate, fully fitted kitchen with Caesarstone worktops and integrated appliances.

Off the hallway, the property also features a useful storage cupboard and a stylish, fully fitted bathroom with a rainfall shower over the bath.

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\*

## Marketing Suite Opening Hours

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

Customer parking available on-site

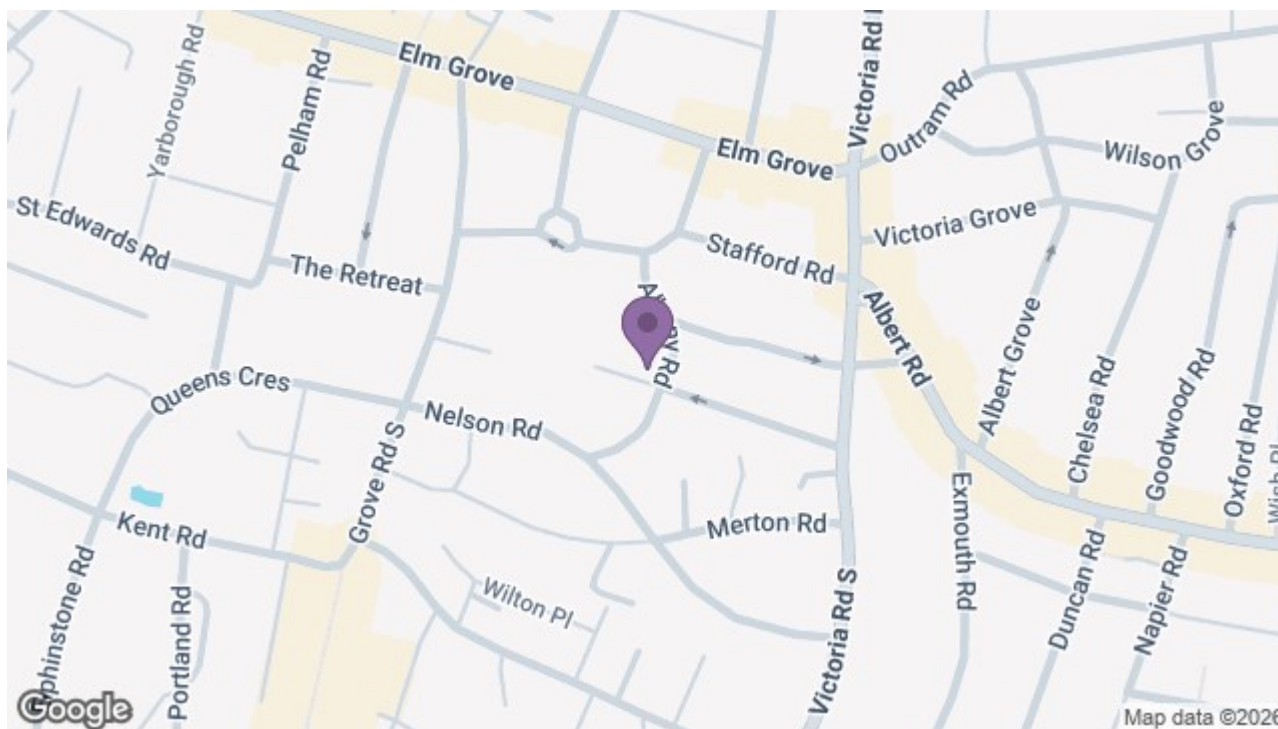
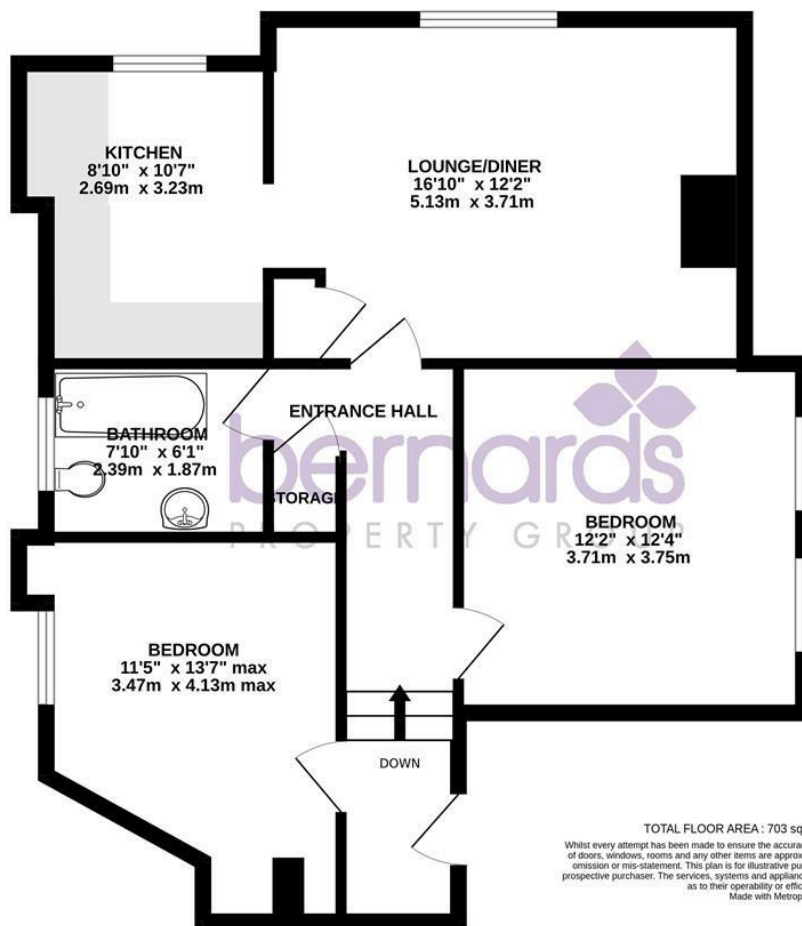
\*NO APPOINTMENT  
NECESSARY\*



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



GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



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