£399,950

3 Nelson Road, Southsea PO5 3QS

bernards
THE ESTATE AGENTS

3 2 1

# LAUNCHING SOON!

## HIGHLIGHTS

- South-facing kitchen and living area, offering bright and airy living spaces
- Floor to ceiling bay windows in the living area
- Two bathrooms, including en-suite with walk in shower
- Secure gated community providing privacy and peace of mind
- Allocated parking for residents
- Gated car entrance with secure video entry system
- Video entry system to communal entrances
- Modern kitchens with integrated appliances with instant hot water tap
- Landscaped communal gardens
- Ofsted Outstanding eco-nursery offering play-led learning in a natural setting

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

We are thrilled to present this exceptional three bedroom apartment, offering high ceilings, superb natural light, and an enviable position in the heart of Central Southsea, further enhanced by secure, gated parking.
Thoughtfully restored, the property was once part of the historic St John's College, blending heritage and charm with modern luxury.
Situated within the exclusive St John's Square development, the Oaklands Villa comprises five newly converted apartments, each offering high end finishes throughout and being the only Villa with its own private secure gated entrance and car park.

Accessed via a well-maintained communal entrance, the apartment opens into a spacious hallway providing access to three generously sized double bedrooms, including a master with en-suite. A stylish, fully fitted family bathroom serves the remaining bedrooms, while the impressive open-plan living and dining area is complemented by a contemporary, fully fitted kitchen featuring Caesarstone worktops and integrated appliances, perfect for both everyday living and entertaining.

Call today to arrange a viewing
02392 864 974
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

14'6" x 23'3" (4.42 x 7.11)

### BEDROOM 1

12'9" x 8'7" (3.89 x 2.62)

### BEDROOM 2

10'11" x 14'7" (3.35 x 4.45)

### BEDROOM 3

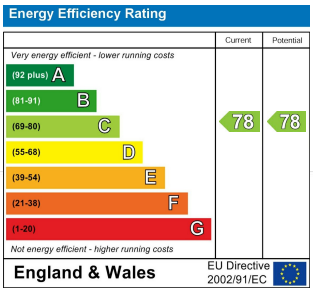
14'6" x 8'11" (4.42 x 2.74)

### BATHROOM

8'3" x 11'1" (2.54 x 3.4)

### 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**

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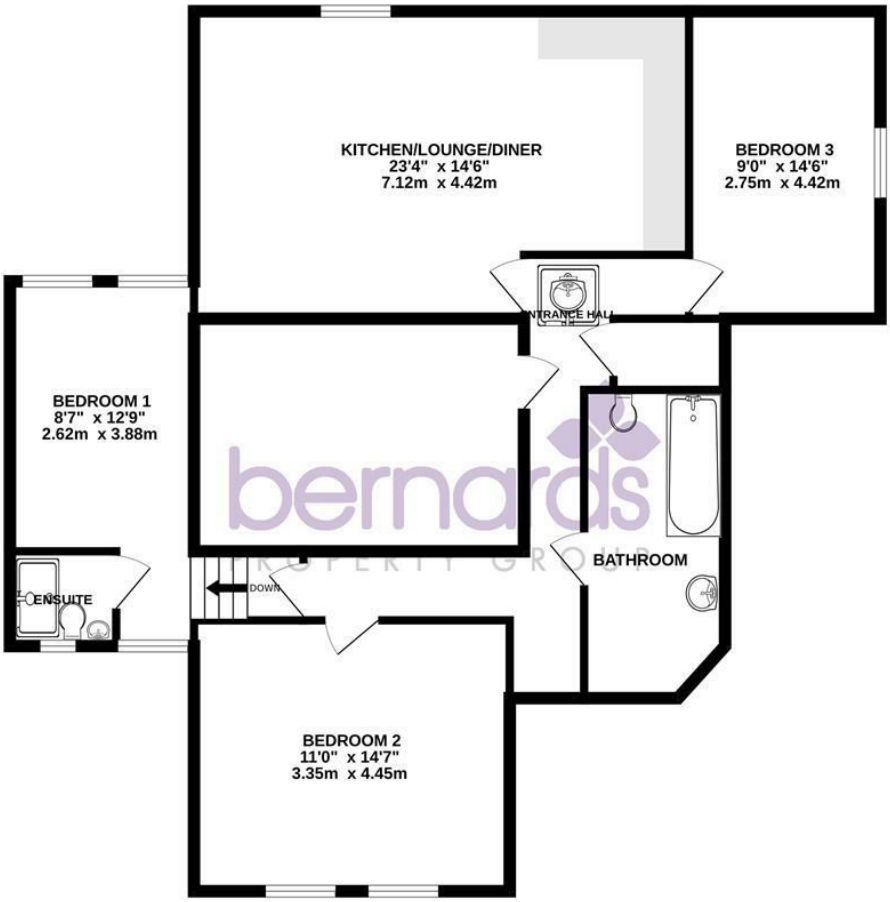
1ST FLOOR
1073 sq.ft. (99.7 sq.m.) approx.




TOTAL FLOOR AREA : 1073 sq.ft. (99.7 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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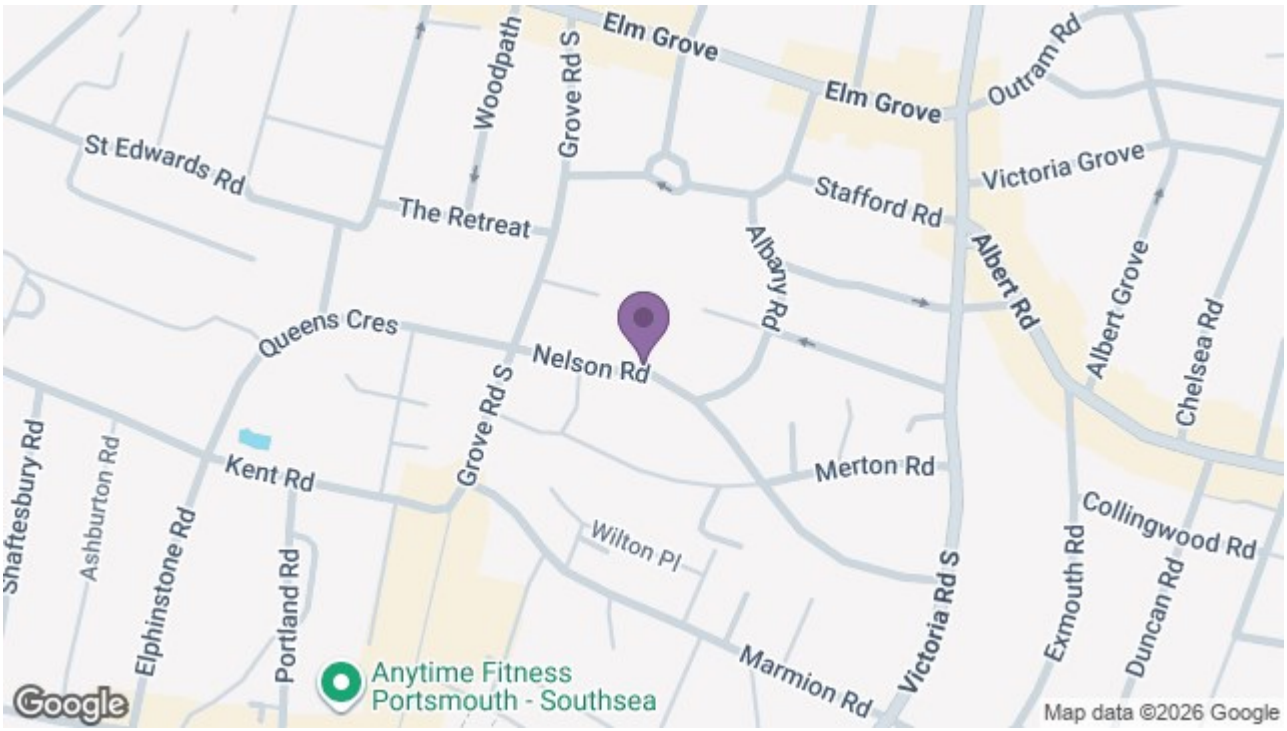


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