Asking Price £350,000

Grove Road South, Southsea PO5 2DG

bernards
THE ESTATE AGENTS

2 2 1

LAUNCHING SOON!

HIGHLIGHTS

- outh-facing kitchen and living rooms, offering bright nd airy living spaces
- n-suite with walk in shower
- 'aula Rosa Kitchens with all white goods integrated and aesarstone quartz worktops
- mtico Flooring throughout kitchen/living/dining and allway areas
- 'orcelanosa bathroom tiles in all apartments
- Convenient on-site Car Club provided by Enterprise with e first year of membership provided free of charge
- Gated Development, A community within a community, st a short walk from all local amenities
- andscaped gardens and mature trees harmonising with ew planting to provide tranquil spaces
- On-site parking available for residents with access to EV harging points across the development
- Ofsted Outstanding eco-nursery offering play-led learning in a natural setting

EXCLUSIVE NEW HOMES LAUNCH-7th NOVEMBER

We are thrilled to present this stunning two bedroom, two bathroom first floor apartment 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, blending heritage and charm with modern luxury.
Situated within the exclusive St John's Square development, the Beeches Villa comprises five newly converted apartments, each offering high-end finishes throughout.

Accessed via a well-presented communal hallway, this bright and spacious two-bedroom, two-bathroom property benefits from an abundance of natural light, with a desirable south-facing living space.

Upon entering, you are greeted by a generous lounge/diner featuring large bay windows. Tucked neatly into the corner is an L-shaped, fully fitted kitchen complete with integrated appliances and Caesarstone worktops.

Further into the home, there is a well-proportioned second bedroom, a useful utility cupboard, and a modern family bathroom with a rainfall shower over the bath. The show-stopping master bedroom boasts ample space, built in wardrobes, and a stylish en-suite with a walk-in shower.

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
20'11" x 15'5" (6.4 x 4.7)

BEDROOM 1
15'5" x 10'2" (4.7 x 3.1)

BEDROOM 2
9'6" x 13'1" (2.9 x 4.0)

BATHROOM
9'6" x 6'6" (2.9 x 2.0)

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

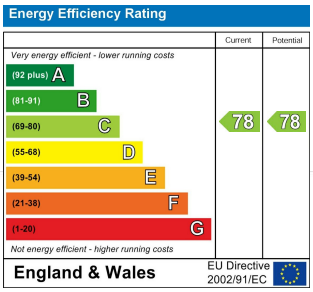
Solicitor
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that 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.

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.

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.

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!

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



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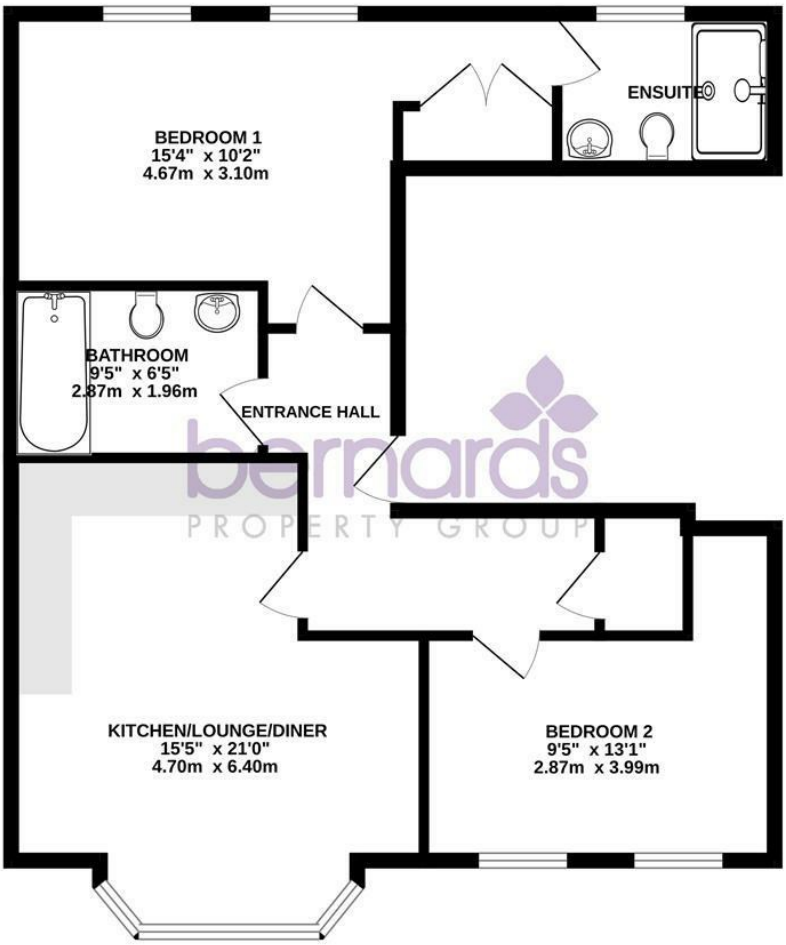
1ST FLOOR
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 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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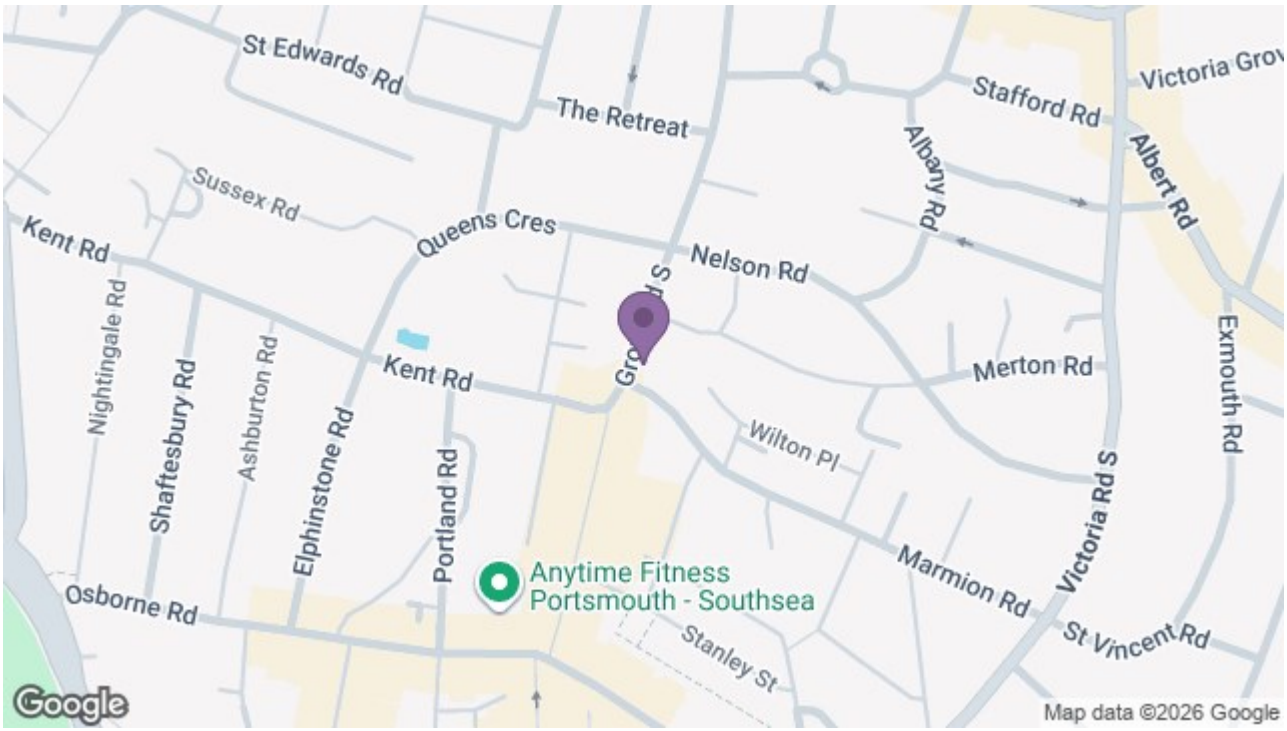

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