

Guide Price £475,000

Grove Road South, Southsea PO5  
3QS

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- Ground floor, three bedroom apartment
- Master en-suite
- Allocated secure gated parking
- Corner location surrounded by landscaped gardens
- Porcelanosa 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
- Fasted Outstanding eco-nursery offering play-led learning in a natural setting

### Victory Place – READY NOW

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

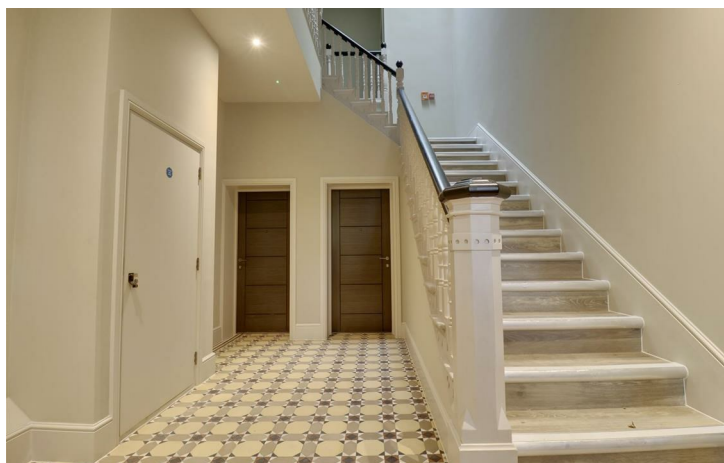
entrance with original features, this ground-floor home opens into a welcoming hallway, leading to a generously sized lounge/diner and open-plan, fully fitted kitchen with Caesarstone worktops and integrated appliances — ideal for entertaining. The property also offers three double bedrooms, including 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  
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\*

**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\***

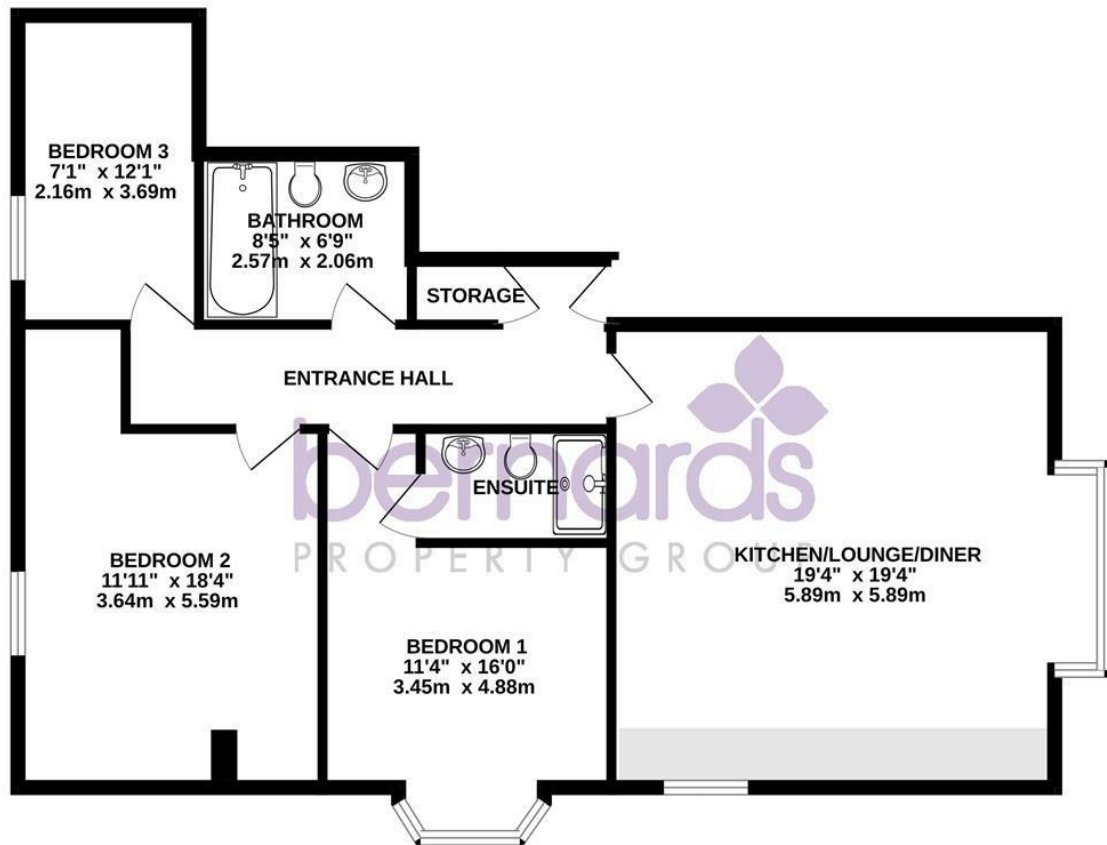
**Disclaimer**  
\*\*These images are CGI representations of the likely finished appearance. The final look, materials, and landscaping may vary slightly. For full details, please contact the sales suite\*\*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	72	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

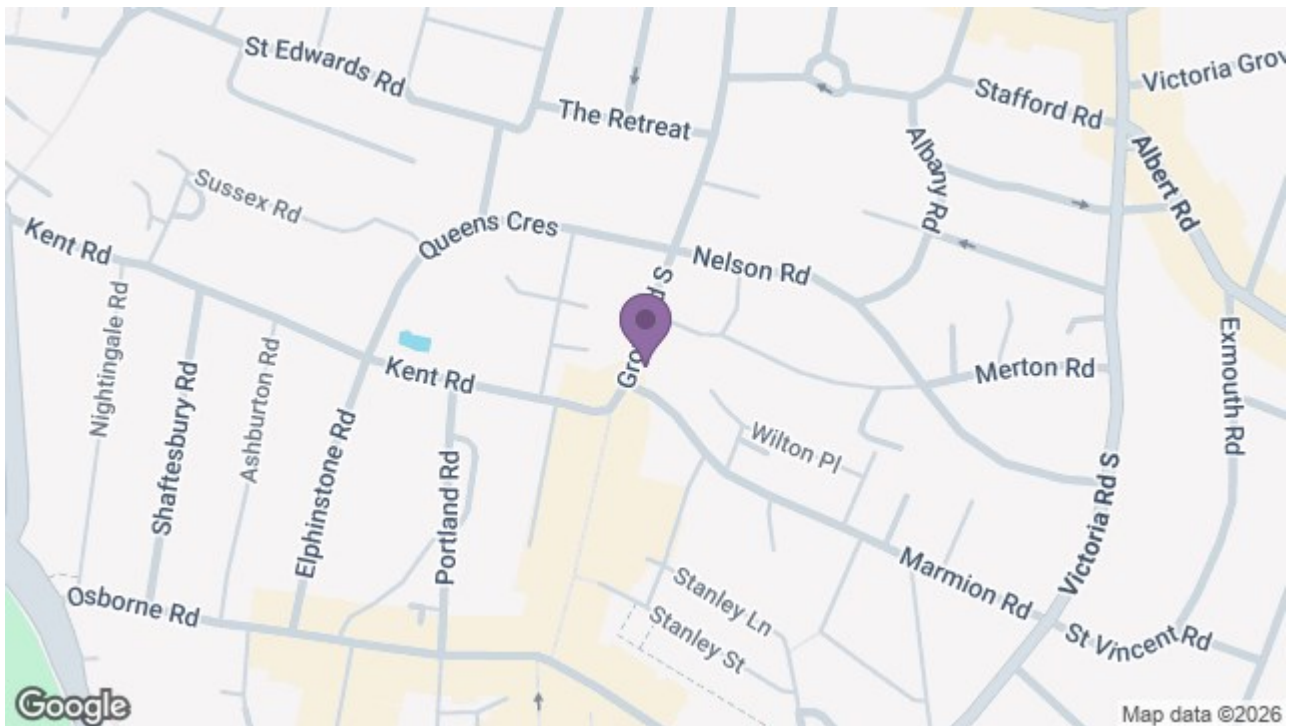


GROUND FLOOR  
999 sq.ft. (92.8 sq.m.) approx.



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 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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