

£575,000

Juniper Gardens, Southsea PO5  
3QS

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- Grade II listed building
- Four bedroom, five bathroom home
- Private entrance and accommodation spanning three floors
- Antico Flooring throughout kitchen/living/dining and allway areas
- Private allocated parking in gated development
- Convenient on-site Car Club provided by Enterprise with the first year of membership provided free of charge
- 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

### Lime Tree House – Move in ready!

We are delighted to present this exceptional Grade II listed four-bedroom, five-bathroom duplex 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, Lime Tree House comprises just four newly converted apartments within a prestigious Grade II listed building, all set behind private, secure gates and finished to an outstanding standard throughout.

Accessed via a private entrance, this impressive home enjoys the rare advantage of occupying all upper floors of the villa. A welcoming entrance hallway with storage and staircase leads to the first floor, which accommodates the first of four generous double bedrooms, served by a stylish, fully fitted bathroom. The upper level offers two suites, including a double bedroom with en-suite shower room and walk-in wardrobe or home office, and the principal suite featuring a dressing room or office area and a luxurious en-suite bathroom with rainfall shower over bath. A spacious landing also incorporates a separate WC for guests.

The elegant lounge and dining room flows through to a fully fitted contemporary kitchen with integrated appliances and Caesarstone worktops, ideal for modern living and entertaining. A short flight of steps leads to the top floor, providing a further double bedroom, store room, and an additional fully fitted bathroom, offering excellent flexibility.

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

14'9" x 9'6" (4.5 x 2.9)

## LOUNGE/DINING

19'0" x 11'1" (5.8 x 3.4)

## BEDROOM 1

8'10" x 12'1" (2.7 x 3.7)

## DRESSING AREA/OFFICE

7'2" x 9'2" (2.2 x 2.8)

## BEDROOM 2

10'9" x 16'8" (3.3 x 5.1)

## BEDROOM 3

12'9" x 10'9" (3.9 x 3.3)

## BATHROOM 1

6'2" x 10'9" (1.9 x 3.3)

## BEDROOM 4

10'9" x 12'5" (3.3 x 3.8)

## BATHROOM 2

10'9" x 6'2" (3.3 x 1.9)

## 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\*\*



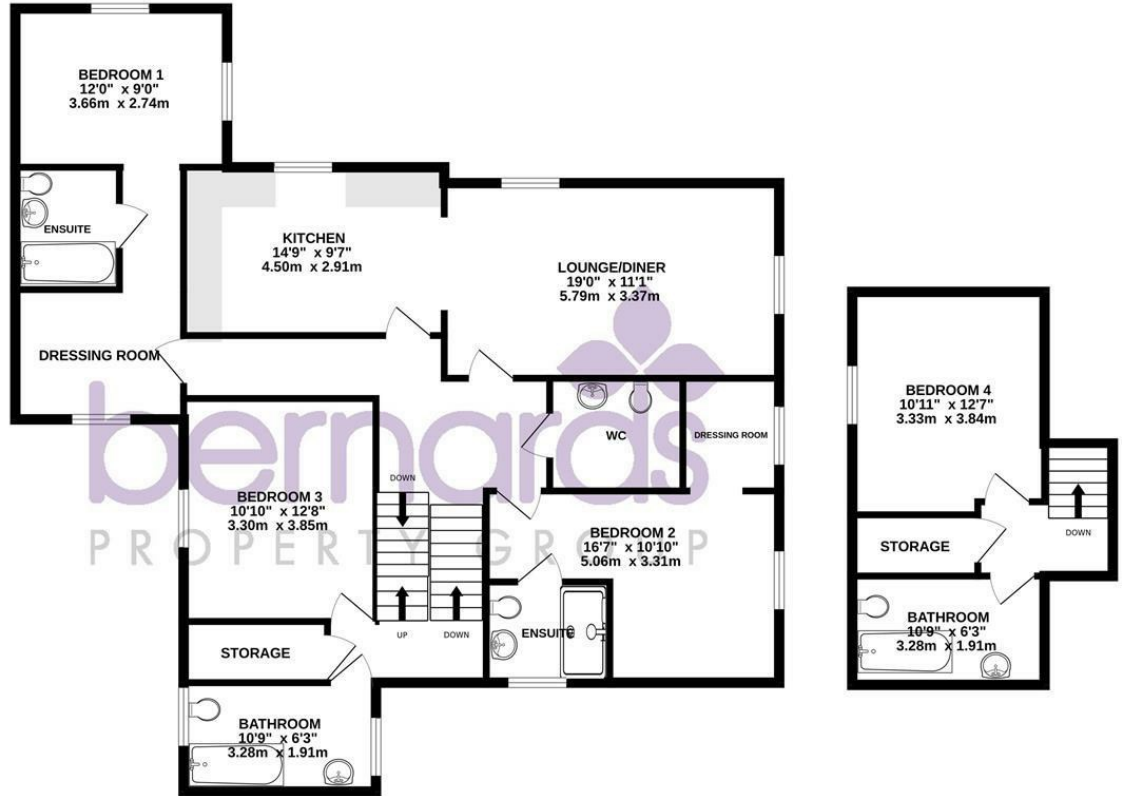
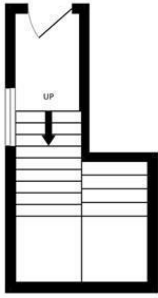
| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 74                      | 74        |
| (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 |           |



ENTRANCE FLOOR  
95 sq.ft. (8.7 sq.m.) approx.

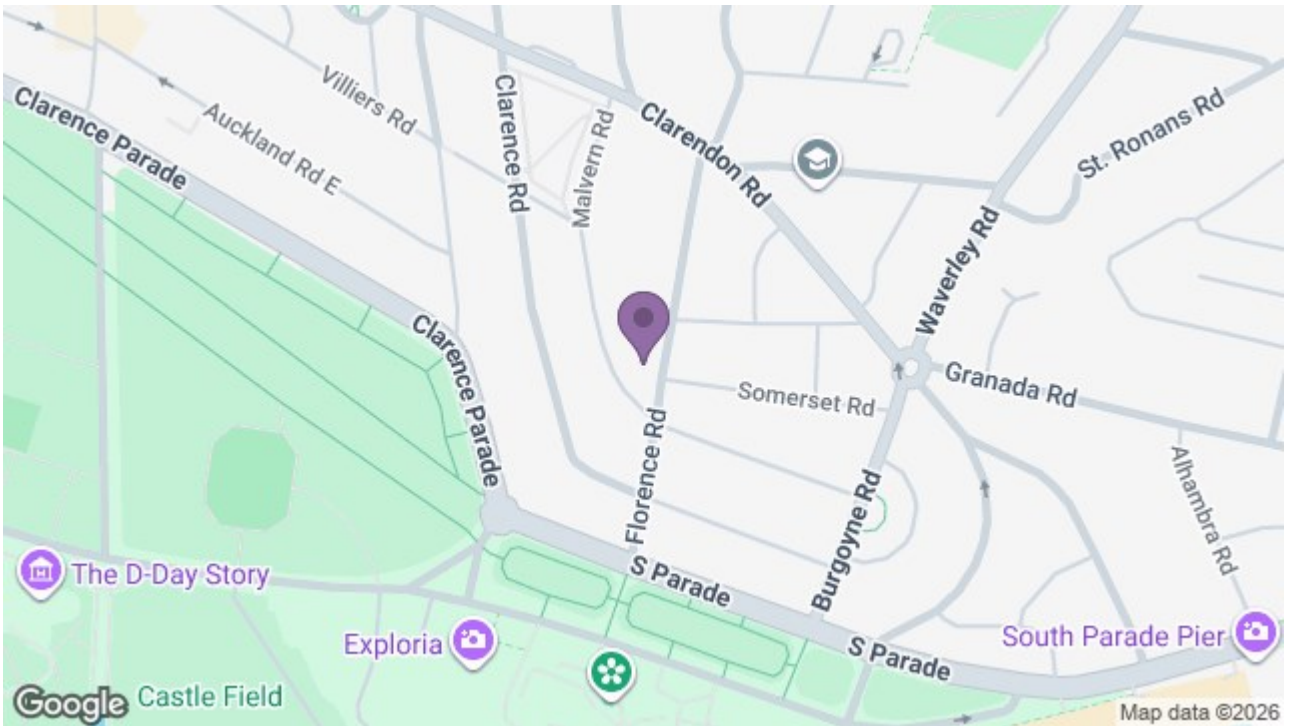
1ST FLOOR  
1282 sq.ft. (119.4 sq.m.) approx.

2ND FLOOR  
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 1877sq.ft. (174.4 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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