

£375,000

Grove Road South, Southsea PO5  
3QS

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- Show apartment now open, no appointment necessary
- Is a part of Southsea's rich history with these sympathetically retained and restored properties
- Baula Rosa Kitchens with all white goods integrated and Caesarstone quartz worktops
- Amtico Flooring throughout kitchen/living/dining and allway areas
- 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
- Ofsted Outstanding eco-nursery offering play-led learning in a natural setting

Phase 1 Now Fully Released and Ready for Occupation at St John's Square, Southsea.

Discover beautifully designed homes in this sought-after new development. Modern layouts, premium finishes, and a vibrant gated community, all waiting to be explored.

St John's Square is a local landmark reimagined for modern living; an exclusive collection of characterful homes with high-spec interiors, set in one of the South Coast's most vibrant neighbourhoods. With the seafront, Southsea Common, independent shops, and the King's Theatre all nearby, this is a place where comfort, connection, and a sense of belonging come together.

St John's Square sustainably reuses and reimagines former school buildings, complementing characterful details with contemporary luxury and the clean lines of sensitively-designed new-builds. Mature trees and newly-planted gardens add to the sense of a perfect balance between new and old.

At St John's Square, period charm and contemporary design sit side by side: some homes set within reimagined heritage buildings, others newly built to complement their setting. Inside, each apartment pairs quality finishes and modern comfort with a subtle sense of character and space.

Amazing Incentives Available – Speak to one of our team to find out more!

Call today to arrange a viewing  
[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

11'10" x 21'9" (3.63 x 6.65)

## LOUNGE

17'7" x 11'10" (5.38 x 3.63)

## BEDROOM 1

16'2" x 11'10" (4.95 x 3.61)

## BEDROOM 2

14'6" x 11'10" (4.42 x 3.63)

## BATHROOM

6'3" x 8'2" (1.91 x 2.49)

## 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\*\*



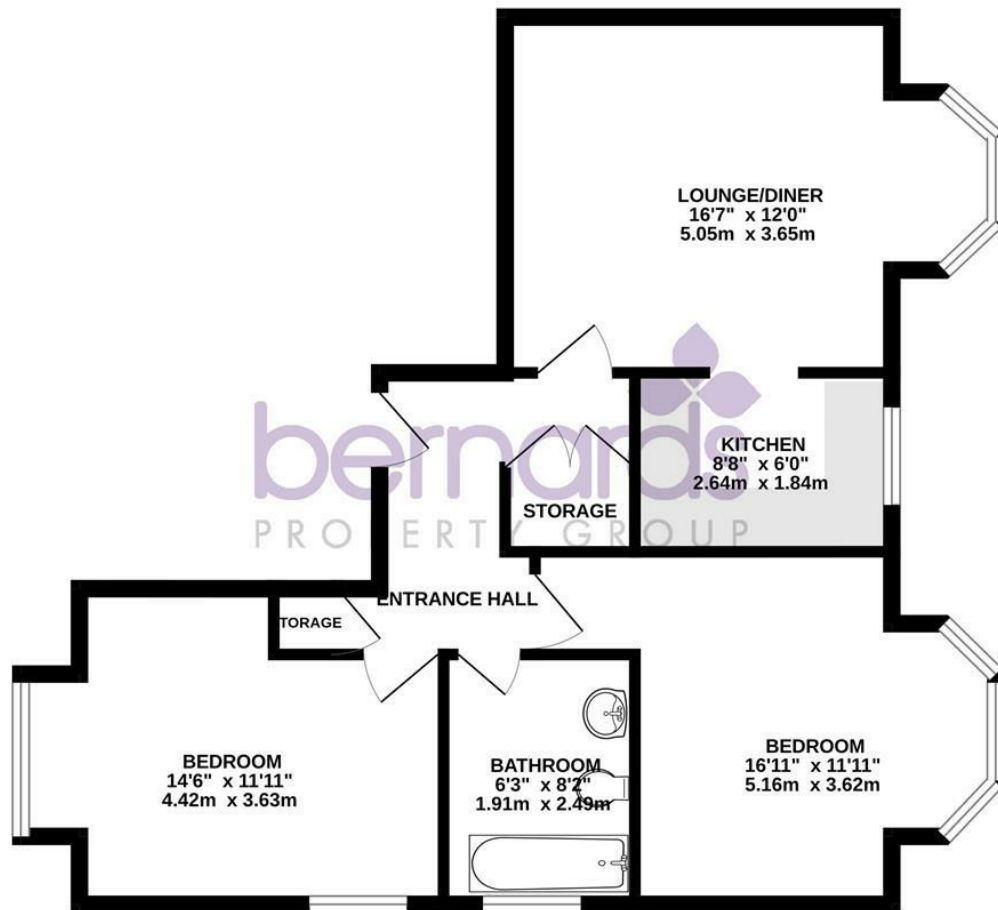
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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1ST FLOOR  
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA: 671 sq.ft. (62.3 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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