

# St John's Square

CITY { COASTAL { CONTEMPORARY

# Introducing St John's Square, Southsea

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Indicative CGI - St John's Square

St John's  
Square

# Historic charm and coastal living

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## CREATING A CALM AND CONNECTED PLACE

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.



# A plan for living

## A HOME FOR EVERY HOUSEHOLD

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.

1. Sage House
2. Lime Tree House
3. St. John's House
4. Woodlands
5. Victory Place
6. Beeches
7. Emerald House
8. Holbrook
9. Oaklands
10. Hamilton Place
11. St. Catherine's
12. Jasmine Place
13. Castle
14. Maple Gardens
15. Sycamore Court
16. Coach House
17. Evergreen
18. Hawthorn Place
19. Thomas House
20. Alder House

## KEY

- New build
- Period property
- Fully refurbished property

Portsmouth  
Town Centre

The Thicket

Fratton &  
The Pompey Centre

Grove Road South

Nelson Road

Southsea  
Common

Albany Road

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Designed for tranquillity and mindful escape, St John's Square's many gardens and green pockets bring nature to your doorstep.



**BREEAM 'VERY GOOD'**  
Buildings enhanced for environmental performance  
\* new build properties only



**BOOSTING BIODIVERSITY**  
Integrated bat and bird bricks in all new buildings to support local wildlife



**PRESERVATION**  
Retention and care of 49 mature trees across the development



**TENDING TO NATURE**  
Creation and ongoing management of native hedgerows, grassland and mixed scrub



**BIOPHILIA**  
Ground-level green walls designed to boost biodiversity and visual appeal



**PLANTING FOR TOMORROW**  
Planting and maintenance of approximately 52 additional trees



**SUSTAINABLE TRANSPORT**  
10% of parking bays equipped with active EV charging provision



**PLANET FRIENDLY**  
Retrofitted period buildings with low embodied carbon



# More than a home



## WELLBEING IN THE OPEN AIR

Set within the leafy, landscaped grounds, an outdoor gym invites residents to embrace fitness at their own pace, surrounded by nature and just moments from home. Whether it's a morning stretch or an evening workout, the setting encourages a slower, more mindful approach to wellness.



## A GREEN AND PEACEFUL SETTING

St John's Square is built around beautifully landscaped gardens inspired by classic parkland design—offering space to pause, wander, or simply enjoy the seasonal planting and mature trees that define this unique site.



## SPACE TO LIVE WELL

At St John's Square, everyday life is enhanced by a calm, natural setting and a small but considered collection of on-site features that bring ease, wellbeing, and connection to your doorstep.



## A NURTURING START

For young families, Southsea Nature Nursery offers outstanding early years education right within the development. Based within the original grounds and rated Outstanding by Ofsted, this independent eco-nursery blends indoor and outdoor learning with a strong emphasis on play, sustainability, and connection to the natural world.



### PARKING

On-site parking for residents



### CONNECTIVITY

Super-fast full fibre broadband in every home



### BUILDING WARRANTY

Each property comes with an Architects Certificate giving 6 years warranty



### CAR CLUB

Convenient on-site Car Club provided by Enterprise



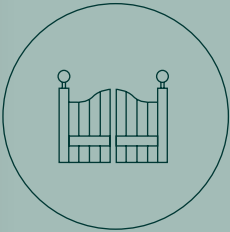
### A NURTURING START

Ofsted Outstanding eco-nursery offering play-led learning in a natural setting



### CYCLE PARKING

Secure bike loops for residents and visitors



### GATED DEVELOPMENT

A community within a community



### LANDSCAPED GARDENS

Mature trees harmonising with new planting to provide tranquil spaces



### BUILDINGS

Sympathetically retained and restored, blending with newly constructed buildings to create a great balance of character and contemporary design.





All features, fixtures, fittings, goods, accessories, and furniture displayed in the show flat are strictly for display purposes only and are not part of the standard final amenities & finishes and will not be provided.

St John's  
Square

# Classic character, contemporary style

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## WHERE THE HEART IS

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.



# Trusted craftsmanship, timeless quality

## KITCHENS

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



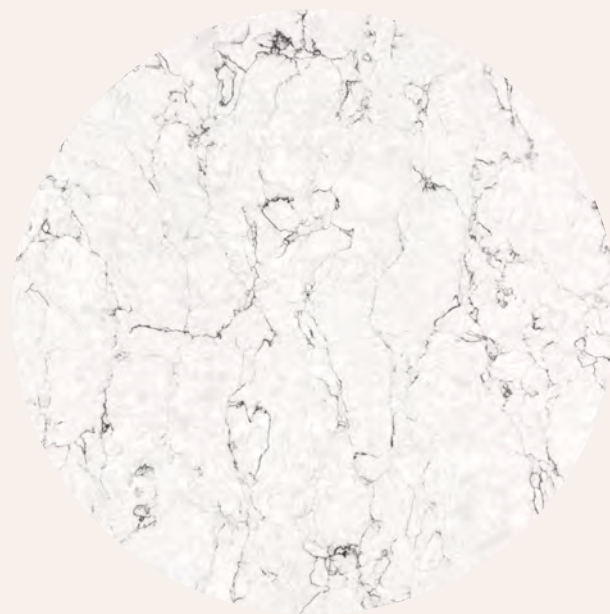
[paularosakitchens.co.uk](http://paularosakitchens.co.uk)

paularosa

## 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



[caesarstone.co.uk](http://caesarstone.co.uk)

caesarstone®

## FLOORING

Manufactured in the UK and trusted for generations, Amtico's expertly crafted flooring\* offers warmth, texture and quiet resilience—bringing enduring character underfoot.

\*not supplied in bedrooms

Kirkby Oak



[amtico.com](http://amtico.com)

amtico flooring

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.

## BATHROOM TILES

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



[porcelanosa.com](http://porcelanosa.com)

PORCELANOSA





# Make yourself at home



## A home shaped by heritage, designed for today.

St John's Square blends the character of a historic setting with the comfort and quality of contemporary living.

Inside, each apartment has been carefully considered—from generous layouts and natural light to sleek finishes and high-spec details such as digital entry phone systems and Smart heating controls, with names like Amtico, Porcelanosa and Paula Rosa bringing everyday ease and quiet luxury.

This is a home ready to reflect your style – and made to be lived in, beautifully.

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Indicative CGI

# Cook, dine, and unwind in timeless style

## SPACE TO ENTERTAIN

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.

\*Single boiler tap installed in specific properties only



# Relax, reconnect, and revel in comfort

## ROOM TO UNWIND

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.



Indicative CGI







# Sleep soundly and unwind in sophistication



Indicative CGI

## YOUR SANCTUARY

Designed as a calm retreat, the bedrooms at St John's Square offer a considered canvas for rest and relaxation. With a focus on soft tones, natural light, and clean architectural lines, each space invites you to make it your own; whether you're easing into the morning or winding down at night\*.

\*Furnishings and flooring not included

## MOMENTS OF CALM

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.



Indicative CGI





The seafront

# Escape to Southsea

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## THE LOCATION

From the seafront's period charm, parkland, and endless shingle beach to cool, one-off shops and vibrant coastal culture, Southsea makes a hard-to-beat home by the sea.



GUNWHARF  
QUAYS

PORTSMOUTH  
HARBOUR

PORTSMOUTH

SOUTHSEA  
COMMON

SOUTHSEA  
TENNIS CLUB

SOUTHSEA  
CASTLE

PORTSMOUTH &  
SOUTHSEA STATION

St John's  
Square

EASTNEY  
ESPLANADE

A stunning  
coastal location



# The area

- 1. Southsea High Street
- 2. Southsea Common
- 3. South Parade Pier
- 4. Southsea Beach
- 5. Rose Gardens & Canoeing Lake
- 6. Southsea Castle
- 7. D-Day Museum
- 8. The Trafalgar Memorial
- 9. Clarence Pier
- 10. Spinnaker Tower and Gunwharf Quays
- 11. HMS Warrior
- 12. National Museum of The Royal Navy
- 13. HMS Victory And Mary Rose Museum
- 14. Old Portsmouth
- 15. Portsmouth City Centre
- 16. Kings Theatre
- 17. Museum of Portable Sound
- 18. Parmiters Antiques
- 19. Head Case Cigars
- 20. The Pastry Corner
- 21. Waitrose
- 22. Sister's Coffee
- 23. Sakura - Japanese Restaurant
- 24. Scarlet Tap
- 25. Fuegos Street
- 26. The Garden Southsea
- 27. Marmion House
- 28. Brewhouse & Kitchen
- 29. Portsmouth Museum and Art Gallery
- 30. Southsea Coffee Co







**7 MINS**  
The Southsea Village

**6 MINS**  
Scarlet Tap



**17 MINS**  
Southsea beach

#### SOUTH COAST COMFORTS

The case for the coast speaks for itself: morning swims, evening barbecues on the beach, and lazy afternoons on the common. Cycle the esplanade, explore historic landmarks, or simply soak in the sea air – Southsea life is made for easy days and memorable moments.

But there's more beyond the shoreline. Just a short stroll from St John's Square, Albert Road is full of character, with independent shops, cafés and restaurants - plus the everyday convenience of a local Waitrose.

Spend a weekend browsing vintage finds, homeware gems or vinyl treasures, or wander the markets on Palmerston Road. Discover the city's maritime history at Portsmouth Museum, and shop designer brands at Gunwharf Quays.

**5 MINS**  
Waitrose



**18 MINS**  
Southsea Common



**5 MINS**  
Southsea Local



**15 MINS**  
Southsea Tennis Club

# Explore & discover



Times indicate walking times from St John's Square.

Source: Google



Feel the sea breeze and the  
crunch of pebbles underfoot  
as you wander Southsea's  
iconic shoreline







**32/8** MINS (walk/cycle)  
Gunwharf Quays Marina



**19/5** MINS (walk/cycle)  
Gunwharf Quays  
East Side Plaza

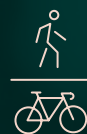
**20/5** MINS (walk/cycle)  
Portsmouth & Southsea



**30/7** MINS (walk/cycle)  
Vue, Gunwharf Quays



**28/6** MINS (walk/cycle)  
The Vulcan



Times indicate walking  
or cycling times from  
St John's Square.  
Source: Google



#### A THRIVING HUB

Get swept up by the area's swashbuckling past at Portsmouth Museum, explore the city's naval heritage or go big-brand shopping at Gunwharf Quays, with its stunning waterfront views. Hop on a direct train to the buzzing seaside town of Brighton or London, for even more adventure.

**27/5** MINS (walk/cycle)  
Millennium Walkway

# Roam & uncover



# St John's Square

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## A DEVELOPMENT BY

**Nicolas James**  
GROUP

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