

£350,000

Sovereign Drive, Southsea PO4 8XX

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ STUNNING FAMILY HOME
- ❖ SEMI DETACHED
- ❖ 3 BEDROOMS
- ❖ OPEN PLAN LIVING
- ❖ BEAUTIFUL KITCHEN
- ❖ FANTASTIC SHOWER ROOM
- ❖ GARAGE & PARKING
- ❖ CUL-DE-SAC LOCATION
- ❖ DOWNSTAIRS WC
- ❖ CALL TO VIEW

**** STUNNING FAMILY HOME WITH PARKING & GARAGE IN REQUESTED CUL-DE-SAC ****

We are thrilled to bring to market this exceptional family home situated in Sovereign Drive. Tucked away in this family friendly cul-de-sac, this home has been tastefully decorated and remodeled to create a gorgeous home that will make you the envy of many.

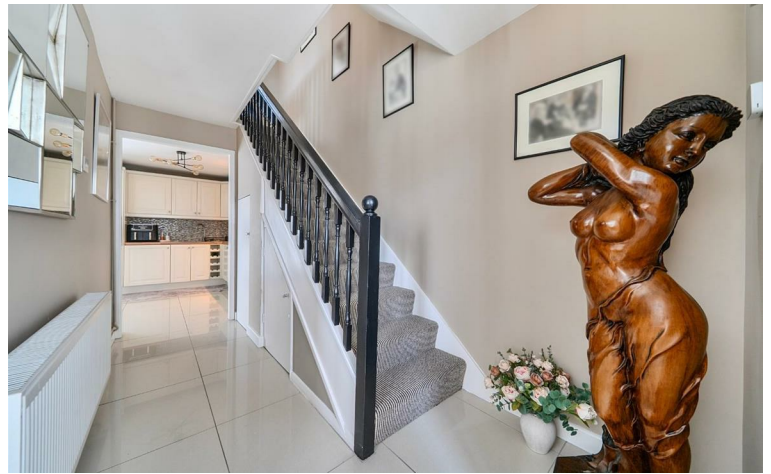
As you step inside and are greeted by the stunning tiled flooring, the home sweeps into a lovely size lounge with stunning feature tv wall and fireplace. The open plan set up leads into the dining area and integrated kitchen. This is a fabulous area for entertaining with double doors into the gorgeous rear garden.

On the first floor you will find 3 bedrooms, 2 doubles and a single, as well as a fantastic shower room. An additional WC is on the ground floor for convenience whilst outside there is both off road parking and a garage which can be accessed from the rear garden.

The location is super popular with it being a cul-de-sac location and enjoying great access to some green spaces for dog walks or Sunday strolls. A brilliant home that must be viewed to be appreciated.

Call today to arrange a viewing
02392 864 974
www.bernardsea.co.uk





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PROPERTY INFORMATION

GROUND FLOOR

WC

LIVING ROOM

13'11" x 11'1" (4.24m x 3.38m)

KITCHEN DINER

17'9" x 9'8" (5.41m x 2.95m)

FIRST FLOOR

BEDROOM 1

11'10" x 11'1" (3.61m x 3.38m)

BEDROOM 2

11'10" x 8'11" (3.61m x 2.72m)

BEDROOM 3

8'6" x 6'8" (2.59m x 2.03m)

SHOWER ROOM

6'4" x 5'11" (1.93m x 1.80m)

OUTSIDE

REAR GARDEN

GARAGE

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

Council Tax Band C

Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

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 procedability whenever we submit an offer. Thank you.

Property Tenure

Freehold

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.

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.

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!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	80
England & Wales		EU Directive 2002/91/EC	



Sovereign Drive, Southsea, PO4

Approximate Area = 895 sq ft / 83.1 sq m

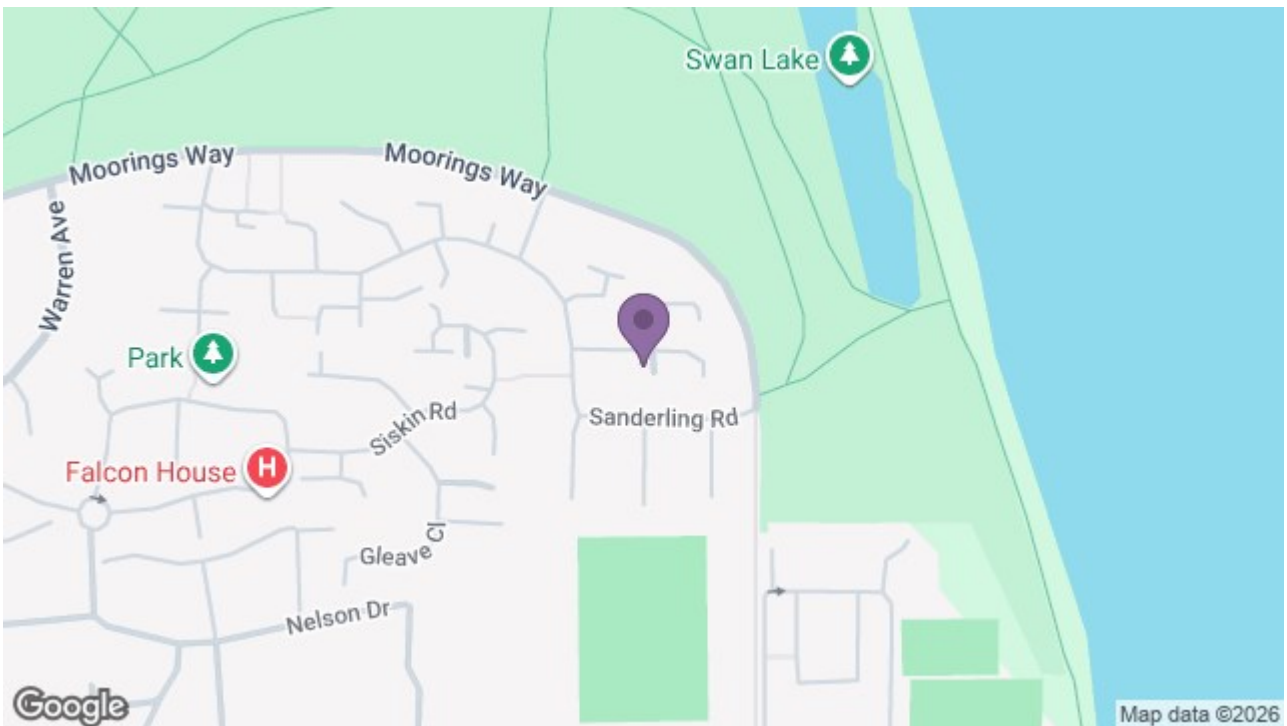
Garage = 135 sq ft / 12.5 sq m

Total = 1030 sq ft / 95.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1468120



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