



FOR SALE

£335,000

12 Sovereign Drive, Milton,
Southsea, PO4 8XX.

Tenure: Freehold

ESTATE AGENTS


L A W S O N
R O S E

PROPERTY DESCRIPTION

This immaculately presented semi-detached home is tucked away in a quiet cul-de-sac within the highly desirable residential area of Milton, making it an ideal choice for families and professionals alike.

Located on Sovereign Drive, the property further benefits from a garage in a nearby block just a few steps from the front door, with a parking space directly in front. Upon entering, the welcoming hallway provides access to a convenient downstairs W.C, a bright and spacious living room, and a beautifully finished fitted kitchen which flows seamlessly into a formal dining area. This impressive layout creates

a wonderful sense of space and is perfect for both everyday living and entertaining. The dining area enjoys pleasant views over the well-kept, south-facing rear garden, which features a patio seating area

and a superb workshop/home office complete with power and lighting — ideal for remote working, hobbies or storage. The first floor offers a modern fitted family bathroom suite, two generous double

bedrooms both benefiting from built-in storage, and a third bedroom which is a very usable size,

perfect as a child's room, guest room or home office. Sovereign Drive is a particularly sought-after location, offering easy access to Milton Common, the shoreline, and a range of local amenities, while

remaining within a peaceful residential setting. We strongly recommend an internal viewing to fully appreciate everything this fantastic home has to offer. For further information or to arrange a viewing,

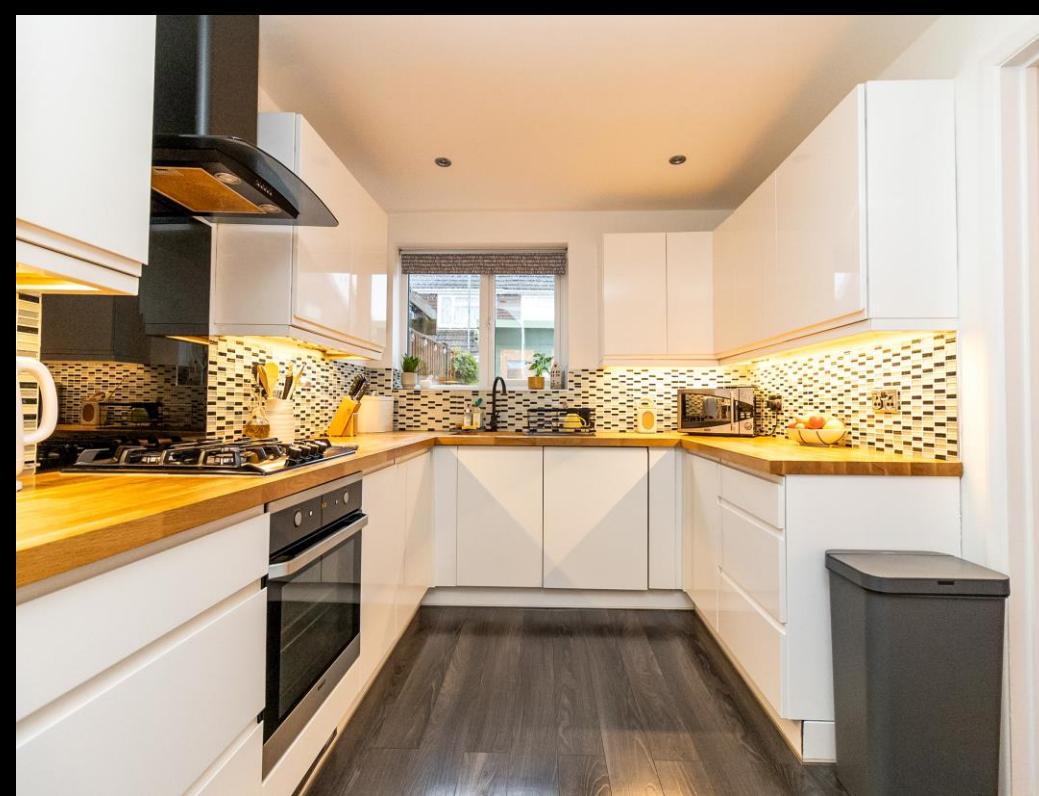
please contact the Lawson Rose sales office today.

Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

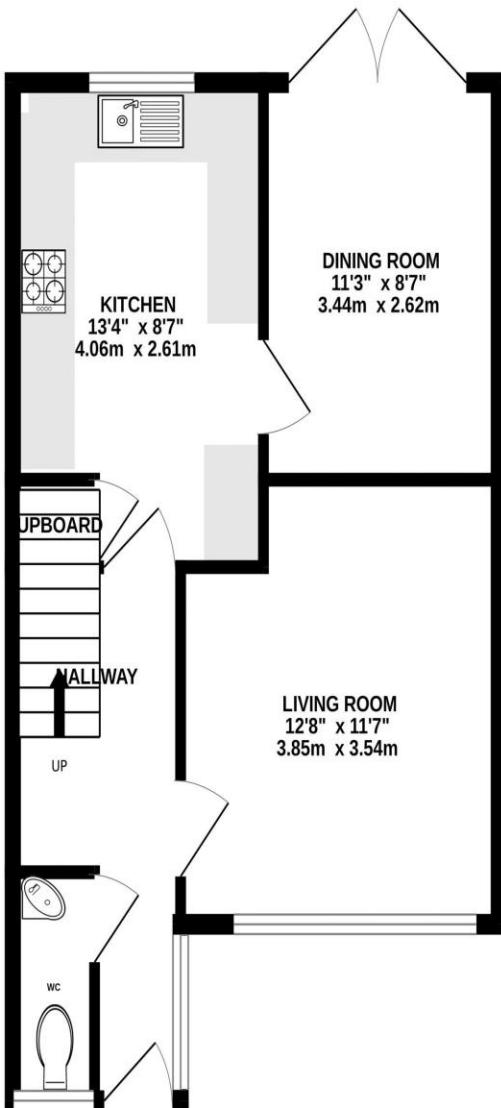


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131 Winter Road, Southsea, PO4 8DS

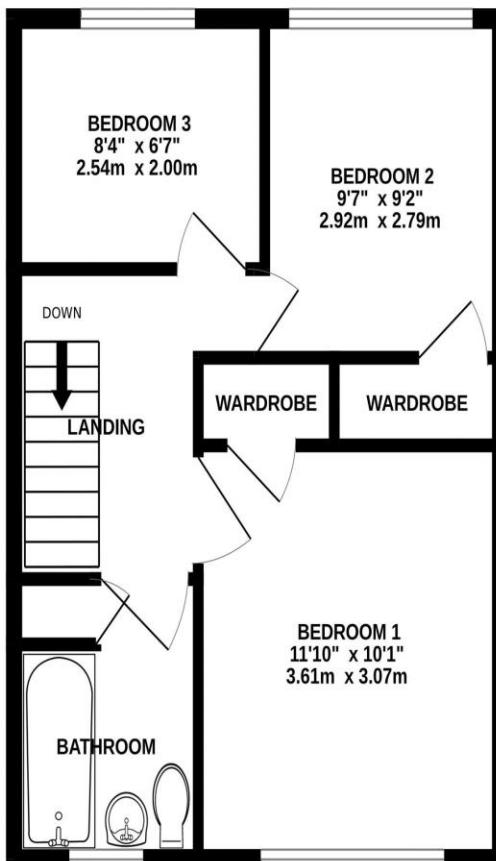




GROUND FLOOR



1ST FLOOR



Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.