



£399,950
9 Sovereign Drive
Southsea, PO4 8XX

EXTENDED FOUR BEDROOM END-TERRACED HOME WITH GARAGE! An excellent opportunity to acquire this extended four-bedroom end-terraced home, located in the sought-after and quiet cul-de-sac of Sovereign Drive, just off Godwit Road in Milton. The well-proportioned accommodation includes a large open-plan lounge/dining room, a modern fitted kitchen, conservatory, downstairs WC, and four bedrooms served by a contemporary family bathroom on the first floor. Externally, the property benefits from a rear garden with side pedestrian access, a garage, and a front garden. Additional features include double glazing and gas central heating throughout. Within close proximity to Milton Common. To arrange your internal inspection, please contact Jeffries & Dibbens today!

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ENTRANCE UPVc door to:-

PORCH 6' 7" x 3' 3" (2.02m x 1.01m) Dual aspect obscure double glazed windows, laminate flooring, doors to WC and lounge/diner.

WC 5' 11" x 2' 8" (1.81m x 0.82m) Obscure double glazed window to front elevation, concealed cistern WC, wash basin set in vanity unit, heated towel rail, laminate flooring.

OPEN PLAN LOUNGE/DINER 24' 0" at widest point x 26' 11" at widest point (7.33m x 8.21m) Double glazed bay window to front elevation, double glazed window to front elevation, three radiators, carpeted flooring, door to kitchen, stairs with spindled balustrade to first floor landing, double glazed window to rear elevation, double glazed sliding door to rear garden.

KITCHEN 13' 10" x 8' 8" (4.22m x 2.65m) Modern fitted kitchen comprising a range of wall and base level units incorporating roll edges work surfaces, one and a half bowl resin sink and drainer unit with mixer tap, spaces for freestanding cooker and fridge/freezer, integral dishwasher, space and plumbing for washing machine, tiled to principal areas and tiled flooring, double glazed door to:-

CONSERVATORY 11' 10" x 8' 7" (3.62m x 2.62m) Dual aspect double glazed windows, laminate flooring, power and lighting, double glazed door to garden.

FIRST FLOOR LANDING Loft access with pull down ladder, carpeted flooring, doors to all rooms, built-in storage cupboard.

BEDROOM ONE 20' 10" x 8' 2" (6.36m x 2.50m) Dual aspect double glazed windows, two radiators, telephone point, carpeted flooring.

BEDROOM TWO 9' 9" x 9' 2" (2.98m x 2.81m) Double glazed window to rear elevation, carpeted flooring, two built-in cupboards.

BEDROOM THREE 8' 3" x 11' 0" (2.54m x 3.37m) Double glazed window to front elevation, radiator, carpeted flooring.

BEDROOM FOUR 6' 8" x 8' 4" (2.04m x 2.55m) Double glazed window to rear elevation, radiator, carpeted flooring, airing cupboard housing 'Vaillant' combination boiler.

BATHROOM 7' 9" x 6' 5" (2.38m x 1.96m) Modern fitted suite comprising panel enclosed bath with electric shower over, combined wash basin and WC set in vanity unit, fully tiled walls and tiled flooring, built-in airing cupboard housing back up domestic hot water cylinder, obscure double glazed window to front elevation.

GARDEN 20' 4" x 29' 0" (6.22m x 8.86m) Enclosed by brick walls and wooden fencing, laid to lawn with patio area, planting borders, rear pedestrian access, wooden shed.

GARAGE Located in a block to the rear of the property.



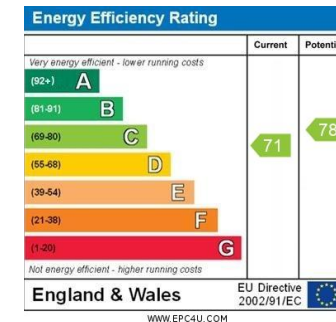
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and **will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens**
estate and letting agents

OFFICE ADDRESS
1 Marmion Road, Southsea,
Hampshire, PO5 2DT

CONTACT
023 9236 1111
southsea@jeffries.co.uk
www.jdea.co.uk