




GUIDE PRICE
£350,000 - £375,000
20 Sovereign Avenue
Priddy's Hard, Gosport, Hampshire, PO12 4GT

Situated on the sought-after modern development at Priddy's Hard, this spacious and versatile four-bedroom townhouse enjoys a unique setting within a historic waterfront location, just moments from the footbridge leading to Royal Clarence Yard. Beautifully arranged over multiple floors, the property offers four generously sized bedrooms, including two with en-suite shower rooms, making it ideal for growing families or those seeking flexible living accommodation. The heart of the home is the contemporary open-plan kitchen and living area, providing an excellent space for both everyday living and entertaining. A bright conservatory overlooks the landscaped rear garden, creating an additional reception space to enjoy throughout the year. Externally, the property benefits from a beautifully landscaped rear garden and two allocated parking spaces. Located close to waterfront walks, local amenities, transport links, and the vibrant Royal Clarence Yard, this fantastic home offers the perfect combination of modern living and historic surroundings. Early viewing is highly recommended. Contact the Jeffries & Dibbens Gosport team today to arrange your viewing. Our phone lines are open until 8:00pm.

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ENTRANCE HALLWAY

KITCHEN 12' 10" x 7' 4" (3.93m x 2.26m)

LIVING ROOM 14' 1" x 12' 8" (4.31m x 3.87m)

CONSERVATORY 11' 8" x 11' 2" (3.57m x 3.41m)

STAIRS AND LANDING

BEDROOM ONE 12' 5" x 12' 1" (3.81m x 3.69m)

ENSUITE 5' 5" x 4' 8" (1.66m x 1.43m)

BEDROOM TWO 12' 6" x 8' 3" (3.82m x 2.53m)

ENSUITE 5' 6" x 5' 4" (1.69m x 1.64m)

BEDROOM THREE 9' 8" x 10' 7" (2.97m x 3.25m)

BEDROOM FOUR 9' 6" x 7' 8" (2.90m x 2.36m)

BATHROOM

GARDEN

Two Parking Spaces Under Cover



GROUND FLOOR



1ST FLOOR



2ND FLOOR



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

EPC Awaited

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

126 High Street, Gosport,
Hampshire, PO12 1DU

CONTACT

02392 602 155
gosport@dibbensproperty.co.uk
www.jdea.co.uk