



Addison
ESTATE AGENTS



28 Sovereign Crescent, Fareham, PO14 4LT
£525,000 Freehold

Situated within the highly sought-after Sovereign Crescent development, built by the well-regarded David Wilson Homes, this four-bedroom detached home has been owned by just two families since new, with the current owners having enjoyed the property since 2001.

The home offers a well-balanced and practical layout, with a spacious lounge positioned to the front and a generous kitchen to the rear, sitting adjacent to a separate dining room. Whilst already well-proportioned, the layout lends itself perfectly to open the kitchen and dining room to create a large open-plan kitchen/dining space flowing through to the conservatory, ideal for modern family living.

Upstairs, the property comprises four bedrooms, with the principal bedroom benefitting from an en-suite, alongside a well-appointed family bathroom serving the remaining rooms.

Externally, the property features a driveway to the front leading to a single garage, providing ample parking. However, a real standout feature is the beautifully maintained south-facing rear garden, offering a high degree of privacy and a wonderful mix of mature flowers and shrubs, creating a peaceful and attractive outdoor space.

The property is ideally positioned for families, being within close proximity to Locks Heath Infant School and Locks Heath Junior School, and falling within the catchment for Brookfield Community School.

A fantastic opportunity to acquire a well-cared-for home in a highly desirable location, offering both immediate comfort and excellent scope for future improvement.

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		
England & Wales	EU Directive 2002/91/EC	

Further Information

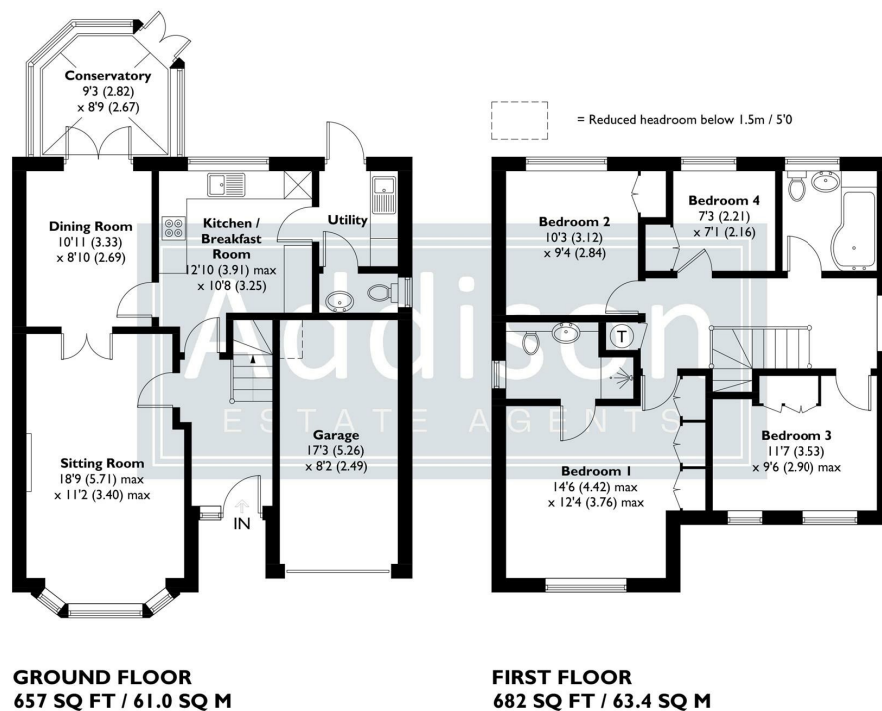
Council Tax Band:
F

Estate or Lease Charges if Applicable:





APPROXIMATE GROSS INTERNAL AREA = 1339 SQ FT / 124.4 SQ M
GARAGE = 144 SQ FT / 13.4 SQ M
TOTAL = 1483 SQ FT / 137.8 SQ M



- Situated within the highly sought-after Sovereign Crescent development built by David Wilson Homes
- Four-bedroom detached home owned by just two families since new, with the current owners in residence since 2001
- Well-balanced layout with a spacious lounge to the front of the property
- Generous kitchen positioned to the rear, adjacent to a separate dining room
- Excellent potential to create an open-plan kitchen/dining space flowing into the conservatory
- Four first-floor bedrooms, with the principal bedroom benefitting from an en-suite
- Additional family bathroom serving the remaining bedrooms
- Driveway to the front leading to a single garage
- Beautifully maintained, private south-facing rear garden with a variety of mature flowers and shrubs
- Ideally located for families, close to Locks Heath Infant School, Locks Heath Junior School and within catchment for Brookfield Community School

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1296447)
Produced for Addison Estate Agents

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