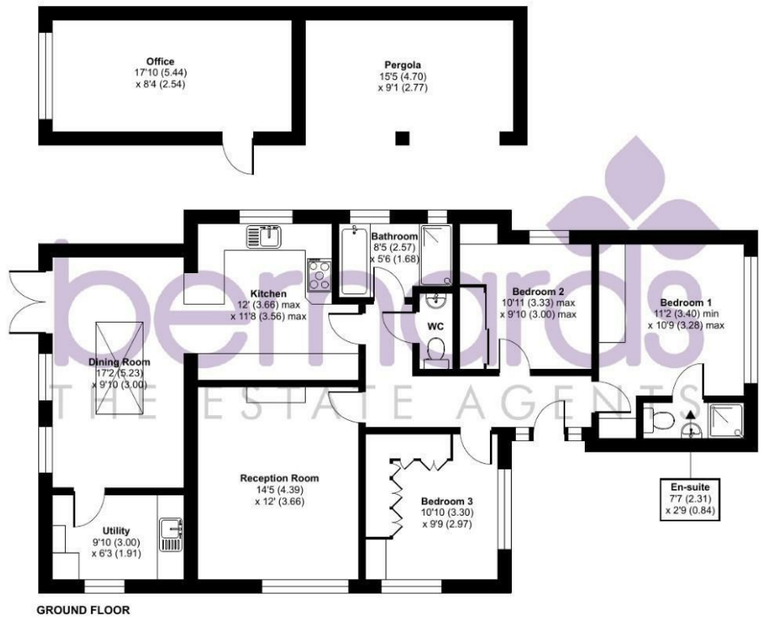
Sovereign Lane Waterlooville, Waterlooville, PO7

Approximate Area = 1111 sq ft / 103.2 sq m
Office = 148 sq ft / 13.7 sq m (excludes pergola)
Total = 1259 sq ft / 116.9 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1463714

Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888

FOR SALE

Offers In Excess Of £525,000

Sovereign Lane, Waterlooville PO7 5RH

bernards THE ESTATE AGENTS

3 2 2

HIGHLIGHTS

- THREE BEDROOMS
- DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- UTILITY ROOM
- EN-SUITE TO MASTER
- FAMILY BATHROOM
- UNDERFLOOR HEATING
- EXTERNAL OFFICE SPACE
- ONE NOT BE MISSED

Nestled in the desirable area of Sovereign Lane, Waterlooville, this splendid three-bedroom detached bungalow offers a perfect blend of comfort and modern living. Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. The layout is thoughtfully designed, providing ample space for family gatherings or quiet evenings at home.

The property boasts three well-appointed bedrooms, including a master suite complete with an en-suite bathroom, ensuring privacy and convenience. Each of the three bathrooms is tastefully finished, catering to the needs of a busy household.

For those who appreciate practicality, the bungalow features a utility room, enhancing the functionality of the home. Outside, you will find a charming external office space, perfect for those who work from home or require a quiet area for study. The addition of a pergola creates an inviting outdoor space, ideal for enjoying the fresh air and entertaining during the warmer months.

Parking is a breeze with space for up to three vehicles, making this property not only stylish but also practical for families or those with multiple cars. This delightful bungalow is a rare find in Waterlooville, combining modern amenities with a tranquil setting. It is an excellent opportunity for anyone seeking a comfortable and versatile home.

Call today to arrange a viewing
02392 232 888
www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALL

BEDROOM 1
11'1" x 10'9" (3.40 x 3.28)

EN-SUITE
7'6" x 2'9" (2.31 x 0.84)

BEDROOM 2
10'11" x 9'10" (3.33 x 3.00)

BEDROOM 3
10'9" x 9'8" (3.30 x 2.97)

BATHROOM
8'5" x 5'6" (2.57 x 1.68)

W.C.

RECEPTION ROOM
14'4" x 12'0" (4.39 x 3.66)

KITCHEN
12'0" x 11'8" (3.66 x 3.56)

DINING ROOM
17'1" x 9'10" (5.23 x 3.00)

UTILITY
9'10" x 6'3" (3.00 x 1.91)

COUNCIL TAX BAND
The local authority is Havant borough council.
BAND : D YEARLY £2213

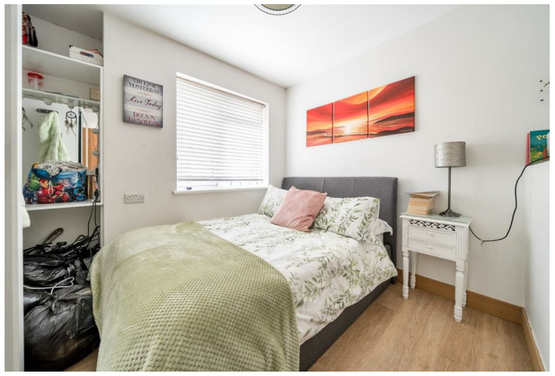
MORTGAGE SERVICE
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

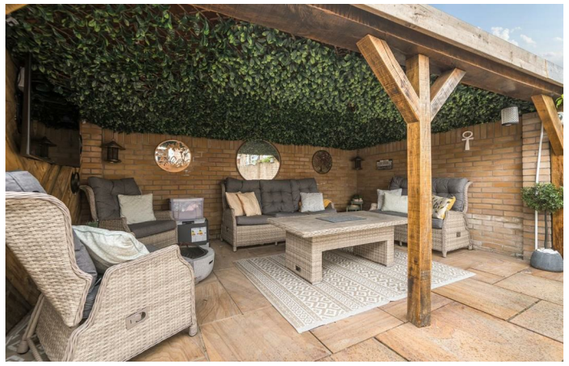
OFFER CHECK
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify your financial/Mortgage situation.

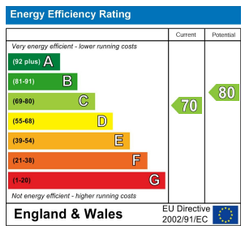
REMOVALS
Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

SOLICITORS
Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner.

Please ask a member of staff for further details!







Scan here to see all our properties for sale and rent

Call today to arrange a viewing
02392 232 888
www.bernardsestates.co.uk