

18 EAST LODGE PARK, FARLINGTON,
PORTSMOUTH



£145,000 Leasehold

CASH BUYERS ONLYNO FORWARD CHAIN*** We're pleased to bring to the market this two bedroom first floor apartment in need of renovation. The property consists of a lounge, a kitchen, a bathroom and two good size bedrooms. Other benefits include balconies from the front and rear aspects as well as a garage located in a block. To arrange your viewing contact our Drayton Office today!



jdea.co.uk

f @JeffriesAndDibbens

t JeffriesDibbens

ig @JeffriesAndDibbens



COMMUNAL ENTRANCE

Stairs to first floor

FRONT DOOR

HALLWAY

BEDROOM TWO

10' 9" x 7' 9" (3.28m x 2.36m)

KITCHEN

10' 0" max x 7' 0" max (3.05m x 2.13m)

BATHROOM

BEDROOM ONE

12' 3" x 10' 8" (3.73m x 3.25m)

Access to balcony.

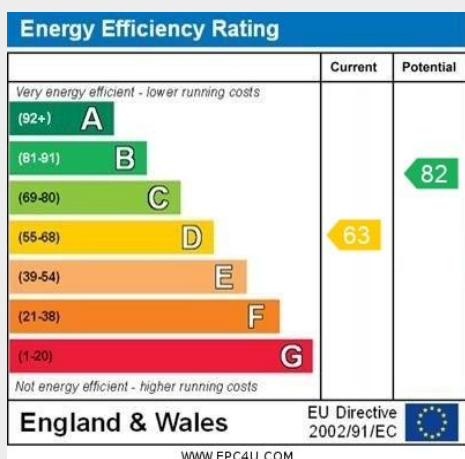
LOUNGE

16' 3" x 10' 9" (4.95m x 3.28m)

Access to balcony.

GARAGE

Located in a block near to the property.





LEASE INFORMATION:



As of 30/09/2025, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Burns Hamilton

Balance of Lease: 73 years as of 30/09/2025

Ground Rent Charges: £120 per annum.

Ground Rent Review Period: Not sure

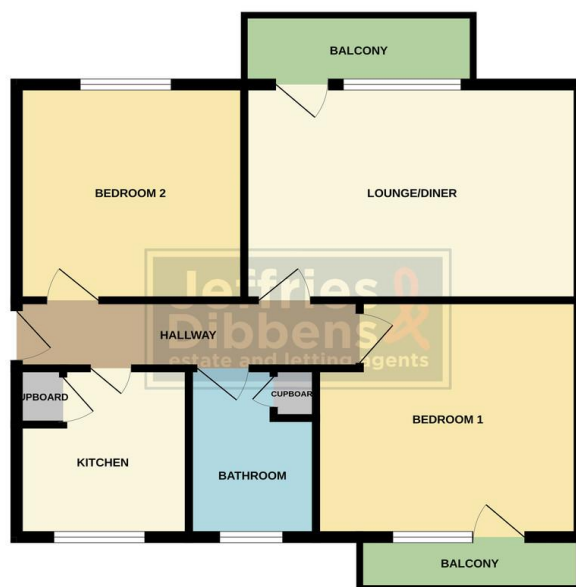
Maintenance/Service Charges: £1074.82 per annum, paid quarterly.

Maintenance /Service Charges Review Period: Annually

Building Insurance: Included in the service charge

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

FIRST FLOOR



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 misstatement. 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.
Made with Metapix ©2025

OFFICE ADDRESS

196 Havant Road, Drayton, Portsmouth,
Hampshire, PO6 2EH

OFFICE DETAILS

023 9237 3341
drayton@jeffries.co.uk
www.jdea.co.uk

AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH