



18 Dreton Lodge, 111-113 Havant Road, Drayton, Portsmouth, Hampshire, PO6 2DQ

TOWN & COUNTRY  
SOUTHERN

- A First Floor Purpose Built Retirement Apartment
- Two Double Bedrooms, Bathroom & En-Suite
- 16' Sitting Room onto South Facing Balcony
- Communal Owners' Lounge
- Lift Service to All Floors
- Lodge Manager
- Close to Amenities, Shops, Road Links & Surgeries
- £512,950 - Leasehold

#### PROPERTY SUMMARY

Dreton Lodge is a beautiful Churchill development of 54 one and two bedroom apartments exclusively for the over 60s, ideally located in Drayton with surgeries, independent coffee shops and restaurants, the Drayton Centre which hosts Bridge and Pilates classes all on the doorstep. The popular and famous waterfront City of Portsmouth with its Victorian promenade, Southsea Castle, Gunwharf Quays to name but a few of the local places of interest are all accessible using the regular bus service. Dreton Lodge is set within landscaped surroundings creating a tranquil environment and other facilities include lift service to all floors, Lodge Manager, 24-hour support system, visitors Guest Suite and Owners' Lounge with Coffee Bar.

Apartment 18 is located at the front of Dreton Lodge on the first floor with 835 sq ft of living space comprising: hallway with two large storage cupboards, 16' sitting room, fitted kitchen, bathroom, two bedrooms the primary with walk-in wardrobe and en-suite shower room, from the sitting room are doors onto a southerly facing balcony.

#### ENTRANCE

Driveway leading to rear of the building and Owners' car parking, patio area seating and ramps to main front door, refuse room, access to main front door and Owners' Lounge with Managers office, reception area and Coffee Bar, from the communal lounge is an internal door leading to hallway with lift and staircase to all floors, guest cloakroom, digital Telecare panel with Careline system and alarm.



**FIRST FLOOR** Communal landing with doors to apartments 12 to 27, communal staircase, door to:

**APARTMENT 18** Front door with security spyhole leading to:

**HALLWAY** L shaped, doors to primary rooms, Atlantic electric panel heater, digital control panel with Careline assistance, contacts and alarm, wired-in smoke alarm, high level power points and illuminated light switch, large walk-in airing cupboard with automated lighting, cloaks hooks, Gledhill hot water cylinder, range of shelving, Open Reach Connectivity electric consumer box, doors to primary rooms, further built-in storage cupboard with automated lighting.

**SITTING ROOM** 16' 4" x 11' 8" (4.98m x 3.56m) Double glazed door with window to one side leading to balcony with composite decking and wrought iron fenders and balustrade with views along Carshalton Avenue, high level power points, T.V. aerial, Atlantic panel heater, glazed panelled door leading to:

**KITCHEN** 8' 3" x 8' 0" (2.51m x 2.44m) Comprehensive range of matching soft close wall and floor units, inset four ring Hoover electric hob with range of pan drawers under, extractor hood, fan and light over, ceramic tiled surrounds with under unit lighting, eye-level oven with shelf over and storage cupboard under, integrated fridge and freezer with matching doors, inset single drainer stainless steel sink unit with mixer tap, washing machine point, vinyl flooring, ceiling spotlights, extractor fan, alarm system, double glazed frosted window to side aspect.

**BATHROOM** White suite comprising; panelled bath with hand grips, mixer tap and shower attachment, folding shower screen and hand rail, ceramic tiled surrounds, vinyl flooring, Roca wash hand basin with mixer tap and cupboards under, lighting and cabinet over, extractor fan, concealed cistern w.c. with shelf over, chrome heated towel rail.

**BEDROOM 2** 17' 7" decreasing to 15'0" x 8' 10" (5.36m x 2.69m) Double glazed window to front aspect looking towards Carshalton Avenue, high level power points, Atlantic panel heater, illuminated light switch.

**BEDROOM 1** 22' 3" decreasing to 12'6" x 9' 4" (6.78m x 2.84m) Double glazed window to front aspect looking along Carshalton Avenue, high level power points, Atlantic panel heater, wired-in alarm, built-in storage cupboard with automated lighting, door to en-suite shower room, walk-in wardrobe.

**WALK-IN WARDROBE** Range of rails and shelving, automated light, large door mirror.

**EN-SUITE SHOWER ROOM** Fully ceramic tiled large wet room style shower area with drying area to one end and large screen, hand grips, wall mounted controls and shower, vanity unit with Roca wash hand basin with mixer tap and cupboards under, cabinet, mirror and lighting over, concealed cistern w.c., vinyl flooring, chrome heated towel rail, extractor fan.

**OUTSIDE** Accessible from the sitting room is a small patio area leading to lawned communal gardens with paved seating areas, step and ramp to car parking.

#### MAINTENANCE

Annual service charge £3,601.85

#### TENURE

Leasehold – 999 year lease from 2025

#### AGENTS NOTES

Council Tax Band C - Portsmouth City Council

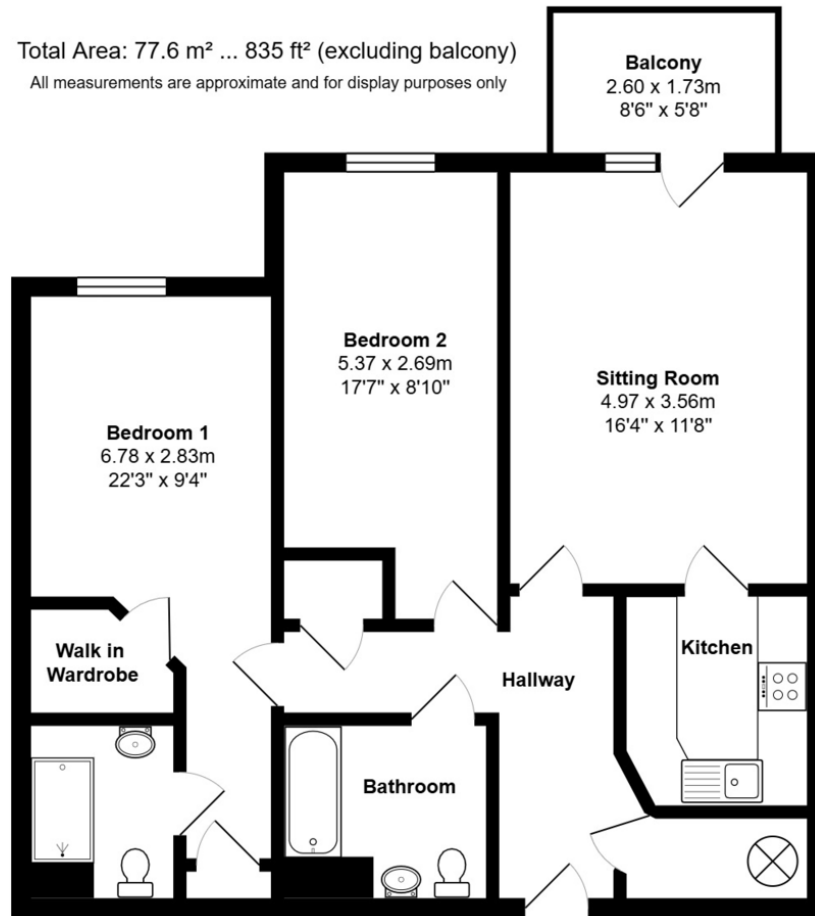
Broadband – ADSL/FTTC Fibre Checker ([openreach.com](http://openreach.com))

Flood Risk – Refer to - ([GOV.UK](http://GOV.UK) ([check-long-term-flood-risk.service.gov.uk](http://check-long-term-flood-risk.service.gov.uk)))

**AML Checks** - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.



Total Area: 77.6 m<sup>2</sup> ... 835 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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