

4 EAST LODGE PARK, FARLINGTON,  
PORTSMOUTH



**£165,000** Leasehold

Offered with No Forward Chain, we're pleased to present to the market this two bedroom ground floor apartment located in East Lodge Park, Farlington. The accommodation consists of a kitchen, a lounge benefitting from a south facing balcony, two bedrooms and a bathroom. Other benefits include double glazing, a garage located in a block close by and an extended lease (currently in process). To arrange your viewing contact our Drayton Office today!



## COMMUNAL ENTRANCE

## FRONT DOOR

## HALLWAY

## KITCHEN

9' 9 max" x 6' 8 max" (2.97m x 2.03m)

## LOUNGE

16' 4" x 10' 9" (4.98m x 3.28m)  
Access to a south facing balcony.

## BEDROOM ONE

11' 11" x 11' 9" (3.63m x 3.58m)  
Access to a balcony



## BATHROOM

9' 9 max" x 6' 0" (2.97m x 1.83m)

## BEDROOM TWO

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



## GARAGE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



# LEASE INFORMATION:



As of 01/05/2026, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** Dack

**Balance of Lease:** 71 as of 01/05/2026, The lease is currently being extended to add an additional 90 years.

**Ground Rent Charges:** £120.00 per annum (paid until 28<sup>th</sup> September 2026). £0 once lease extension is complete.

Ground Rent Review Period: Annually

**Maintenance/Service Charges:** £290.00 per quarter in advance.

**Maintenance /Service Charges Review Period:** Annually, due 28<sup>th</sup> September 2026.

**Building Insurance:** Included in service charge.

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

GROUND FLOOR



## OFFICE ADDRESS

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

## OFFICE DETAILS

023 9237 3341  
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**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