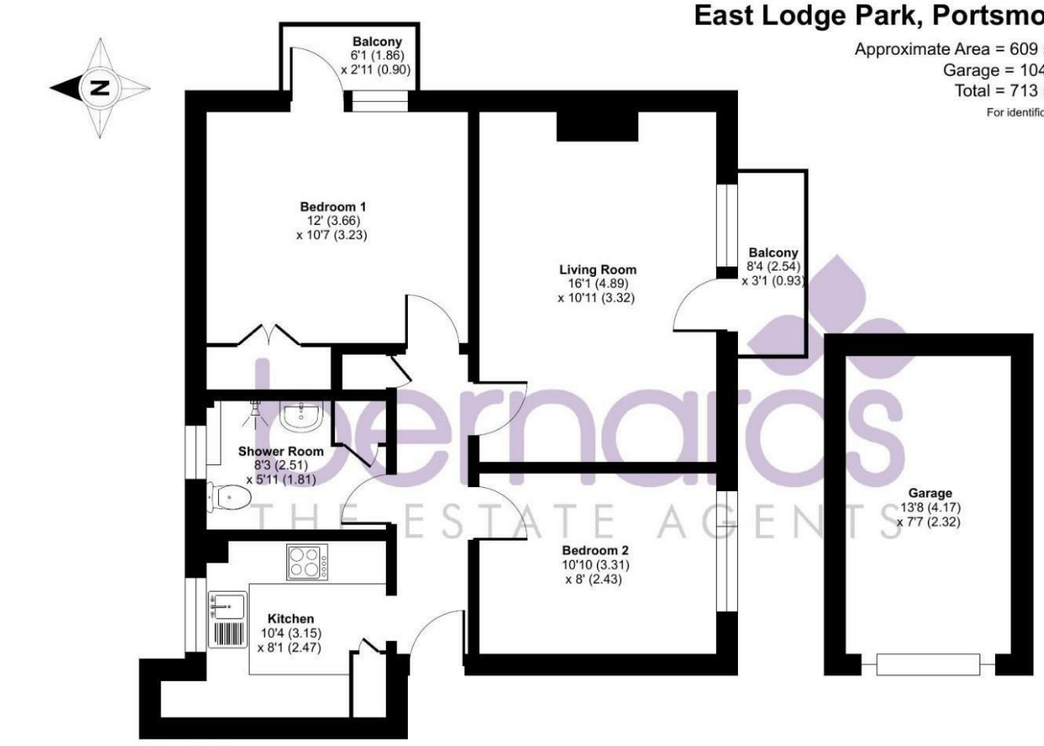
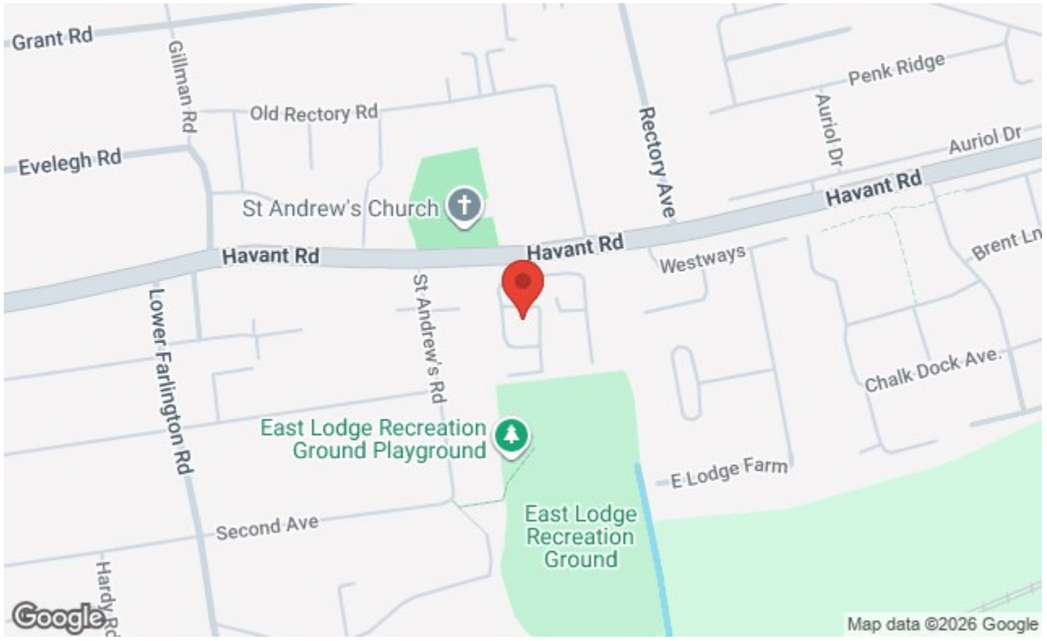
East Lodge Park, Portsmouth, PO6

Approximate Area = 609 sq ft / 56.5 sq m
Garage = 104 sq ft / 9.6 sq m
Total = 713 sq ft / 66.1 sq m
For identification only - Not to scale



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: 1540865



The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

By Auction £110,000

East Lodge Park, Portsmouth PO6 1AG

bernards THE ESTATE AGENTS



2 1 1

HIGHLIGHTS

- NO ONWARD CHAIN
- TWO BEDROOMS
- GROUND FLOOR
- LOUNGE
- SHOWER ROOM
- TWO BALCONIES
- GARAGE
- RENOVATION PROJECT
- 71 YEAR LEASE
- SALE VIA ONLINE AUCTION

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £110,000

Nestled in the desirable East Lodge Park area of Portsmouth, this charming two-bedroom ground floor flat presents an excellent opportunity for those seeking a renovation project. With no onward chain, this property is ready for its new owners to make it their own.

Upon entering, you will find a welcoming reception room that offers a comfortable space for relaxation and entertaining. The flat boasts two well-proportioned bedrooms, providing ample accommodation for individuals or small families. One of the standout features of this property is the access to two delightful balconies; one extends from the reception room, while the other is conveniently located off the main bedroom, perfect for enjoying a morning coffee or unwinding in the evening.

The flat includes a practical shower room, catering to your daily needs. While the property may require some modernisation, it offers a blank canvas for creative minds to transform it into a stylish and contemporary living space.

Situated in a peaceful neighbourhood, East Lodge Park is well-connected to local amenities, parks, and transport links, making it an ideal location for both convenience and leisure. This property is perfect for first-time buyers, investors, or anyone looking to create their dream home in a sought-after area.

Do not miss the chance to view this promising flat and envision the potential it holds.

Call today to arrange a viewing
02392 728 091
www.bernardsestates.co.uk

PROPERTY INFORMATION

COMMUNAL ENTRANCE

ENTRANCE HALL

KITCHEN
10'4" x 8'1" (3.15 x 2.47)

LIVING ROOM
16'0" x 10'10" (4.89 x 3.32)

BALCONY
8'3" x 3'0" (2.54 x 0.93)

BEDROOM 1
12'0" x 10'7" (3.66 x 3.23)

BALCONY
6'1" x 2'11" (1.86 x 0.90)

BEDROOM 2
10'10" x 7'11" (3.31 x 2.43)

SHOWER ROOM
8'2" x 5'11" (2.51 x 1.81)

GARAGE
13'8" x 7'7" (4.17 x 2.32)

AUCTIONEERS ADDITIONAL COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.
This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.
The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.
The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.









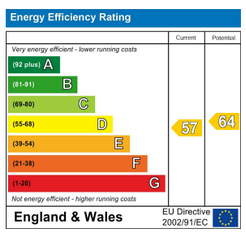












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