



Sims Williams

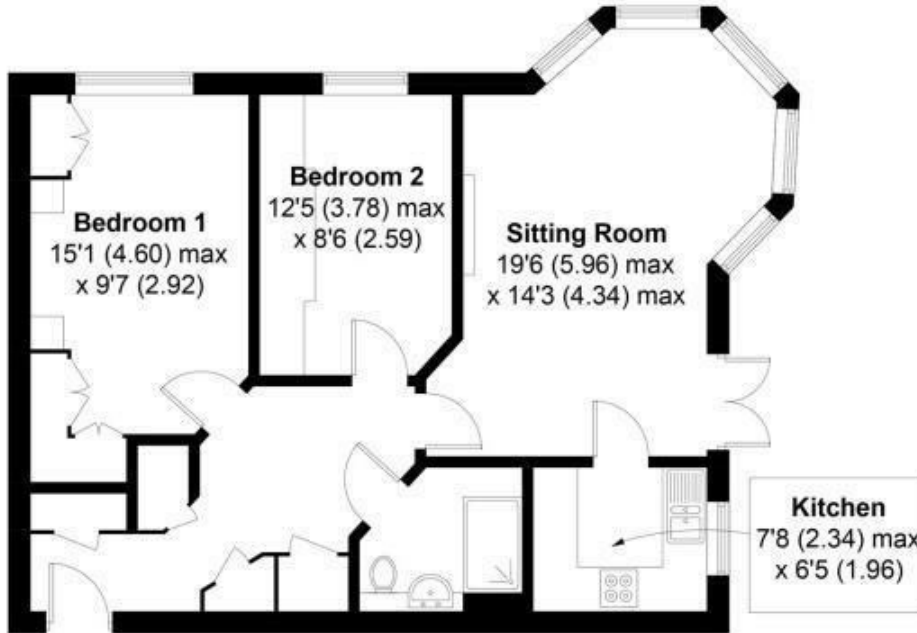


3 PEGASUS COURT DEANERY CLOSE, CHICHESTER, WEST SUSSEX, PO19 1EA



# Pegasus Court, Deanery Close, Chichester, PO19

APPROXIMATE GROSS INTERNAL AREA = 733 SQ FT / 68.1 SQ M



## GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID350005)

**CHICHESTER OFFICE**

8-9 Southgate  
Chichester  
PO19 1ES

Tel 01243 787868  
chichestersales@simswilliams.co.uk  
simswilliams.co.uk

# £249,950 Leasehold

3 PEGASUS COURT, DEANERY CLOSE,  
CHICHESTER,  
WEST SUSSEX PO19 1EA

- City Centre Location
- Two Bedrooms
- Modern Fitted Kitchen
- Terrace
- Communal Lounge & Gardens
- Residents' Parking
- Guest Suite
- Laundry
- Walk In Shower

## EPC RATING

Current = D  
Potential = D

## COUNCIL TAX BAND

Band = D

Immaculately presented ground floor age restricted apartment situated within the city centre enjoying a private terrace and two bedrooms with modern interiors throughout.

To the front is a large south facing sitting room with feature fireplace, bay window and double doors leading to the paved terrace. The newly fitted kitchen is adjacent with units at base and eye level, integrated appliances and part tiled walls.

There are two good sized bedrooms both with integrated storage and serviced by the contemporary shower room with walk in shower, vanity unit and heated towel rail. There is ample storage throughout the flat with several built in cupboards off the hallway.

Pegasus Court is a well regarded development situated within the city centre and offers a communal lounge, parking on a first come first serve basis, laundry, guest suite and communal gardens.

## Disclaimer...

As the seller's agent we are not surveyors or conveyancing experts

and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

## Directions...

The property can be found next door to our office on Southgate just north of the train station.



