



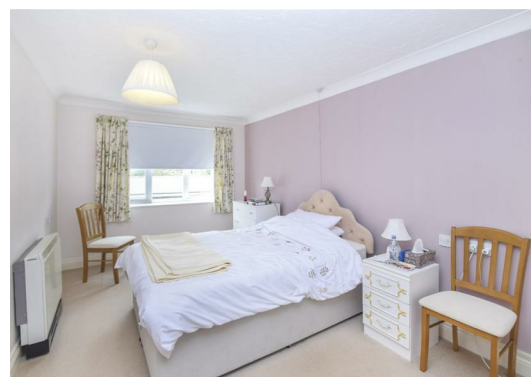
7 Pegasus Court St. Leonards Road, Eastbourne, BN21 3UP

Price Guide £159,950



HUNT FRAME ESTATE AGENTS are proud to offer this **UNUSUALLY SPACIOUS TWO BEDROOM RETIREMENT APARTMENT** (for over 60's only) situated on the **FIRST FLOOR** of this attractive purpose built development. The **BRIGHT** and **SPACIOUS** accommodation consists of a **LARGE SITTING/DINING ROOM**, **TWO DOUBLE BEDROOMS** and a **MODERN KITCHEN** and **BATHROOM** and **RESIDENT, GATED PARKING**. The communal facilities include a delightful residents' lounge, a visiting guest suite and a laundry room. An early appointment to view is strongly recommended. This apartment is available with no onward chain.

The property is conveniently situated only a short distance from Eastbourne town centre with its range of shopping facilities and mainline rail services to London Victoria and to Gatwick. There are sporting and cultural facilities in Eastbourne including tennis at Devonshire Park, several theatres and the renowned Towner Art Gallery.



COMMUNAL ENTRANCE

Communal entrance, lift and stairs to the upper floors.

HALLWAY

Spacious entrance hall with two storage cupboards and a large airing cupboard, with doors off to both bedrooms, the family bathroom and reception room. Entry phone and combined care line system.

SITTING/DINING ROOM

20'3 x 11'10 (6.17m x 3.61m)
Spacious dual aspect reception room with seating and dining areas, UPVC double glazed windows to the side and rear elevations with matching double opening French doors to the rear opening onto a Juliette balcony. Wooden fireplace surround with hearth and an inset electric fire. Two electric heaters.

KITCHEN

7'6 x 6'4 (2.29m x 1.93m)
Rang of floor standing and wall mounted units with work top space, insert stainless steel sink unit with mixer tap and drainer, eye level electric oven with a four ring hob and extractor unit to the side, UPVC double glazed window to the side elevation.

BEDROOM 1

18'2 x 9'2 (5.54m x 2.79m)
UPVC double glazed window to the front aspect, fitted double wardrobe, electric heater.

BEDROOM 2

13'6 x 9'3 (4.11m x 2.82m)
UPVC double glazed window to the front aspect, electric heater.

FAMILY BATHROOM

7'1 x 6'4 (2.16m x 1.93m)
Fitted with a suite comprising of a panelled bath with a shower attachment over, low level Wc with a concealed cistern set in a vanity unit with a range of fitted cupboards, mirror with lighting above, shaver point, fully tiled walls, electric radiator, wall mounted heater.

OUTSIDE

There is residents seating area, adjacent to the communal lounge which overlooks the parking areas.

PARKING

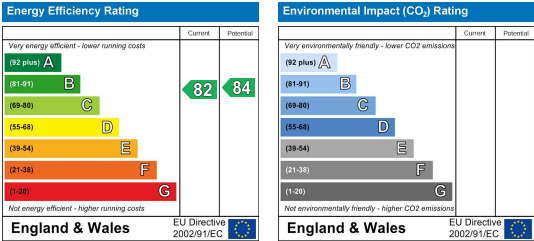
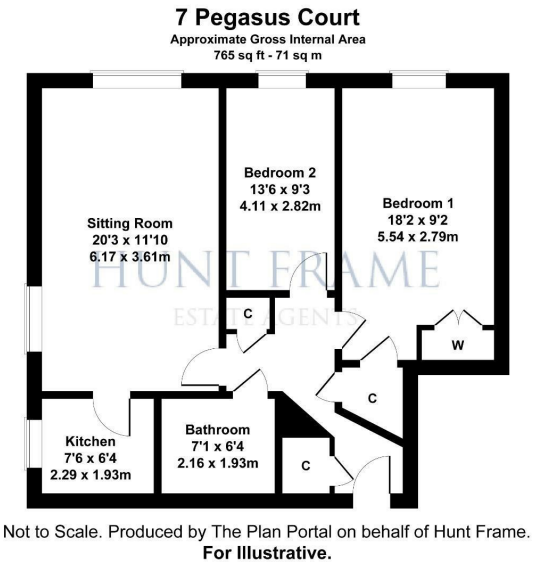
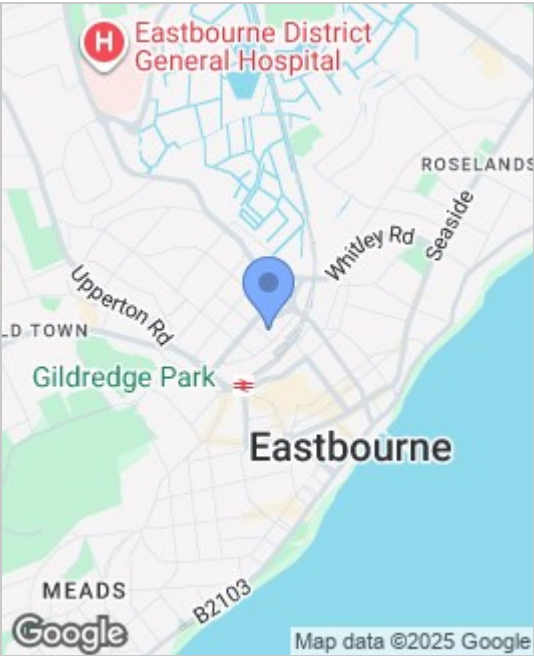
There is covered resident parking with visitor parking opposite.

COMMUNAL FACILITIES

There is a residents communal lounge which opens onto a paved seating area, there is also a residents laundry facility and visitors guest suite and the house manager is on site on the mornings of Monday, Wednesday and Friday and in the afternoon on Tuesday and Thursday.

OUTGOINGS

LEASE: 125 YEARS FROM 1ST OF JANUARY 2002 - 101 YEARS REMAINING
MAINTENANCE: APPROXIMATELY £4800 PER ANNUM - PAID SIX MONTHLY - THE MAINTENANCE INCLUDES WINDOW CLEANING, ALL WATER CHARGES, BUILDING INSURANCE, GARDENING AND THE CARE LINE SYSTEM.
GROUND RENT: TBC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.