

CHARLES PECK

Sales • Lettings • Valuers



11 Pegasus Court, Deanery Close, Chichester, PO19 1EA **£154,950**

A particularly light and attractive first floor retirement apartment (served by a lift) situated within easy walking distance of the Cathedral and all the facilities in Chichester.

Entrance hall | Large walk-in cupboard | Bright dual aspect sitting room with a Juliet balcony
| Modern kitchen | Double bedroom | Shower room | Night storage heating | Double
glazing | Newly decorated and carpeted

Communal garden | Residents lounge | Laundry facilities | Guest suite | Estate Manager

17 Southgate | Chichester | West Sussex | PO19 1ES

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Location

The development stands on Deanery Close which is conveniently situated close to Waitrose, the mainline railway station, the Cathedral and all the shops and restaurants in the City. Chichester is well placed just six miles from the coast with beaches around Wittering whilst in the other direction a short drive away is Goodwood and The Downs.



Accommodation

Entrance hall

With night storage heater and deep walk-in storage/airing cupboard housing the hot water cylinder.



Spacious and attractive sitting/dining room 18'8 11'2 (5.69m 3.40m)

Overall measurements. The room has the benefit of lots of natural light from dual aspect windows to the side and towards the communal gardens with the addition of a Juliet balcony. There is a night storage heater and a feature fireplace and electric curtains operated by a remote control.



Kitchen 7'7 x 6'4 (2.31m x 1.93m)

Glazed door and window giving a pleasant view of the courtyard garden, fitted drawers and cupboards, sink unit, waste disposal, induction hob, oven, extractor canopy and fridge and freezer.



Bedroom 14'0 x 9'0 (4.27m x 2.74m)

With window giving enjoyable rear aspect with electrically operated curtains, recessed built-in wardrobe and night storage heater.

Shower room

With shower cubicle, wash basin, WC, heated towel rail and extractor fan.

Council tax band

C.



Tenure

The property is leasehold with 125 years from 2001. A purchaser would have to ask their solicitor to check these details.

Ground rent

£149.00 per 6 months payable to Estates and Management Ltd. A purchaser would have to ask their solicitor to check these details.

Maintenance charge

£1,854.82 per 6 months payable to First Port retirement property services. This covers cleaning and lighting of common parts, garden maintenance, services of the house manager, window cleaning, water and sewerage rates, buildings insurance and community alarm service. A purchaser would have to ask their solicitor to check these details.

General remarks

To view please telephone us on 01243 816666 to make an appointment.

Note

We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

Our services

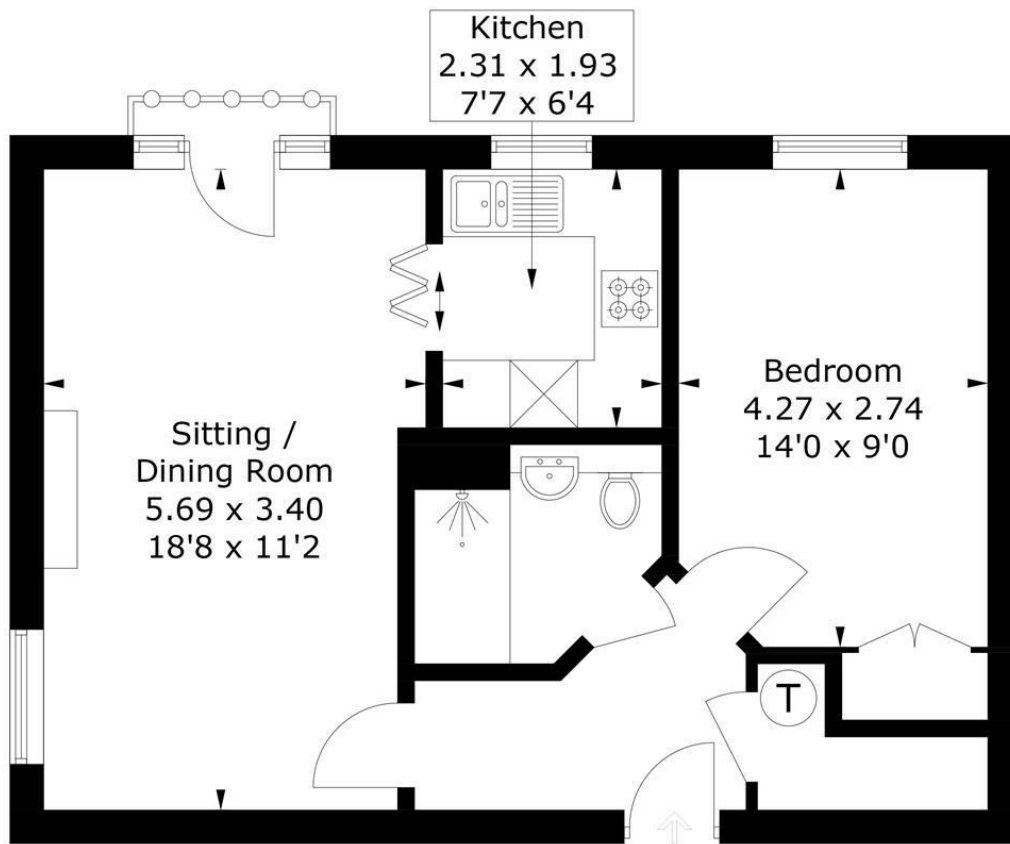
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Deanery Close, PO19

Approximate Gross Internal Area = 48.1 sq m / 518 sq ft



First Floor

PRODUCED BY CHARLES PECK

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID990231)