

CHARLES PECK

Sales • Lettings • Valuers



12 Pegasus Court, Deanery Close, Chichester, PO19 1EA **£130,000**

A top floor retirement flat (served by a lift) in this very convenient position in the city centre.

Entrance hall | Storage cupboards | Sitting room | Kitchen | Bedroom | Shower room | Night storage heating | Double glazing

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

17 Southgate | Chichester | West Sussex | PO19 1ES

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Location

Pegasus Court is situated at the bottom of South Street in this central position. All of the facilities are therefore within walking distance including shops, restaurants and mainline railway station with services to London Victoria. 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.



Entrance hall

With storage cupboard and night storage heater.



Sitting room 14'9 x 11'4 (4.50m x 3.45m)

With window opening to a Juliet balcony, feature fireplace with electric fire and night storage heater.



Kitchen 7'7 x 6'5 (2.31m x 1.96m)

With fitted drawers and cupboards, stainless steel sink unit, hob, extractor canopy, waist-level oven and integrated fridge freezer.



Bedroom 18'6 x 8'8 (5.64m x 2.64m)

With window, night storage heater, built-in wardrobe and storage cupboard.

Shower room

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

Communal

The excellent communal facilities include a courtyard garden, laundry, residents lounge and the services of the Estate Manager. There is guest suite and non-allocated parking available approached via a security barrier.

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.

Service 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

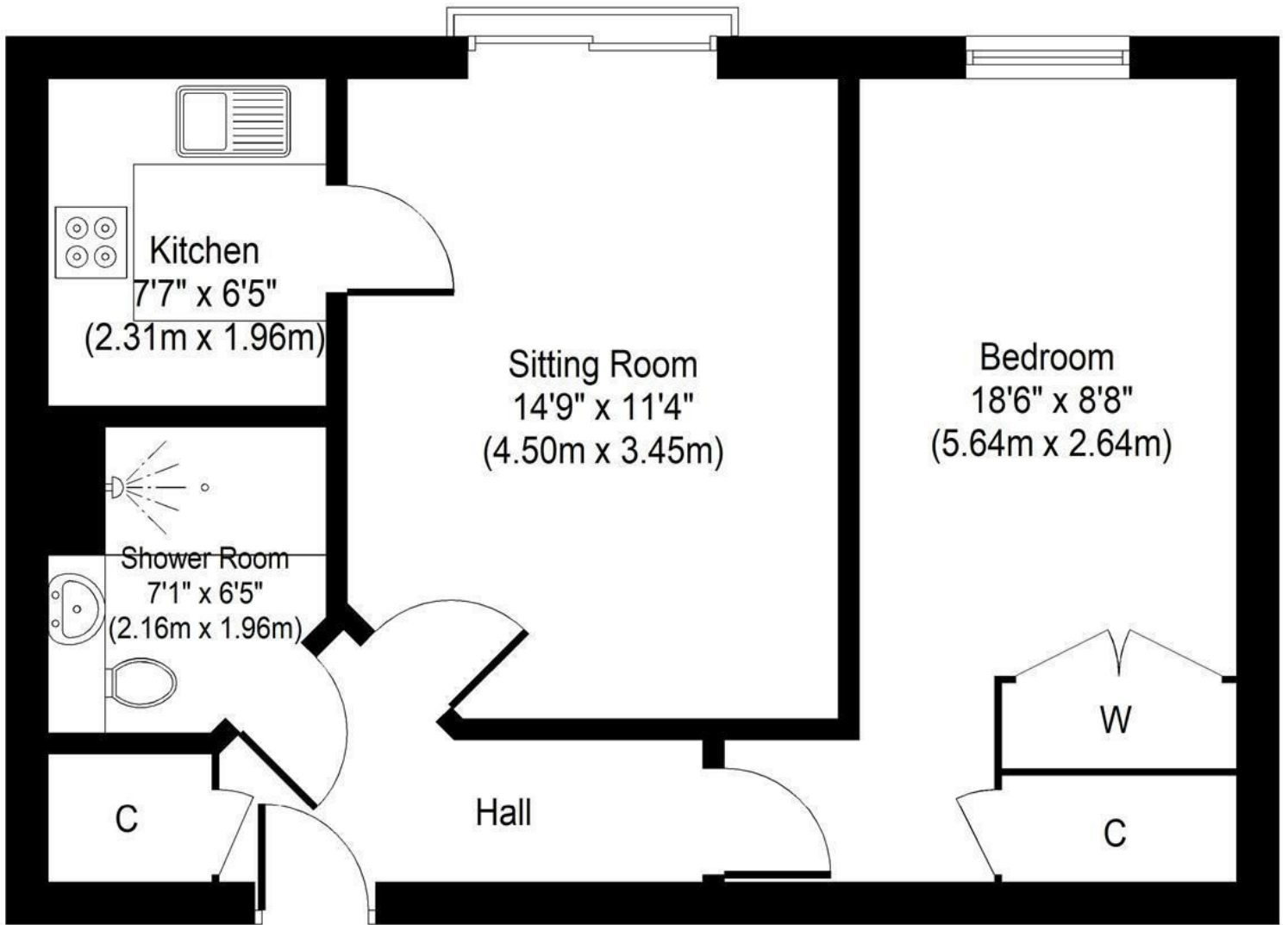
We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

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			
(69-80) C			70
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Approximate Floor Area
508 Sq. ft.
(47.2 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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