

CHARLES PECK

Sales • Lettings • Valuers



4 Pegasus Court, Deanery Close, Chichester, PO19 1EA **£155,000**

A westerly facing ground floor retirement apartment with its own private entrance, ideally situated within easy walking distance of the Chichester City Centre.

Entrance hall | Sitting/dining room | Kitchen | Bedroom | Bathroom | Night storage heating | Double glazing

Communal courtyard garden | Residents lounge | Laundry facilities | Estate Manager | Guest suite | Lift | Care alarm system

17 Southgate | Chichester | West Sussex | PO19 1ES

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Location

Pegasus Court is conveniently 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 just six miles from the coast with beaches around The Witterings, whilst in the other direction, a short drive away, are The Downs and Goodwood which hosts many sporting events throughout the year.



Entrance hall

With large walk-in storage/airing cupboard.

Living/dining room 19'3 x 11'1 (5.87m x 3.38m)

With feature fireplace, night storage heater and patio doors opening to the patio.



Kitchen 7'6 x 6'6 (2.29m x 1.98m)

With fitted drawers and cupboards, stainless steel sink unit below a window, waist-level oven, integrated fridge freezer, ceramic hob and extractor hood.



Bedroom 18'1 x 9'2 (5.51m x 2.79m)

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

Bathroom

Bath with shower above, wash basin, WC, heated towel rail and built-in cupboards.



Pegasus Court

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

Tenure

We understand the property to be leasehold for 125 years from 2001. A purchaser would have to ask their solicitor to check these details.



Ground rent

We understand this to be £199.00 per annum. A purchaser would have to ask their solicitor to check these details.

Service charge

We understand this to be £3,380.00 per annum which covers cleaning and lighting of common parts, garden maintenance, services of the Estate 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.

Council tax band

C

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

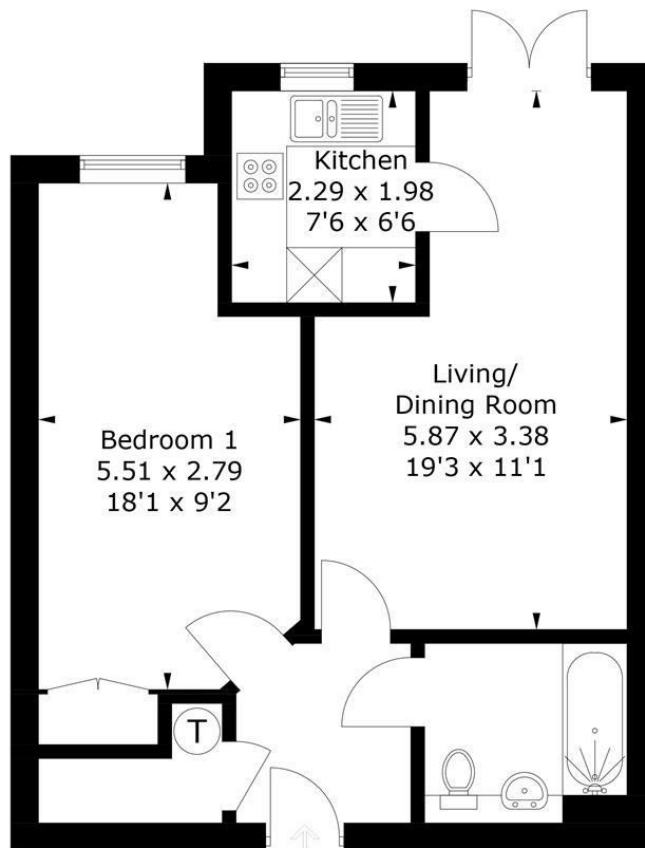
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C	73	77	
(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 = 49.1 sq m / 528 sq ft



Ground 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. (ID1038767)