

CHARLES PECK

Sales • Lettings • Valuers



17 Pegasus Court, Deanery Close, Chichester, PO19 1EA **£250,000**

A well presented two bedroom retirement apartment, with westerly facing views over the playing field, ideally located just a short walk from the city centre facilities.

Entrance hall | Lounge | Kitchen | Two bedrooms | Shower room | Electric heating | Double glazing

Communal gardens | 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 6 miles from the coast with beaches around Wittering, 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 cloaks cupboard, airing cupboard housing the recently installed hot water cylinder and further storage cupboard housing the meters.

Lounge 26'5 x 11'1 (8.05m x 3.38m)

With feature electric fireplace, Juliet balcony and new electric panel radiator.

Kitchen 7'5 x 6'4 (2.26m x 1.93m)

With window, fitted drawers and cupboards, stainless steel sink unit with mixer tap, NEFF induction hob, extractor hood, NEFF waist-level oven and integrated fridge freezer.

Bedroom one 14'1 x 9'5 (4.29m x 2.87m)

With window, new electric panel radiator and built-in wardrobes.

Bedroom two 15'9 x 9'6 (4.80m x 2.90m)

With window and night storage heater.

Shower room 7'1 x 6'3 (2.16m x 1.91m)

With large walk-in shower cubicle, wash basin, WC and heated towel rail.

Pegasus Court

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

Council tax band

D



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

£175 per annum. A purchaser would have to ask their solicitor to check these details.

Service charge

£4,946.20 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.

General remarks

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

Note

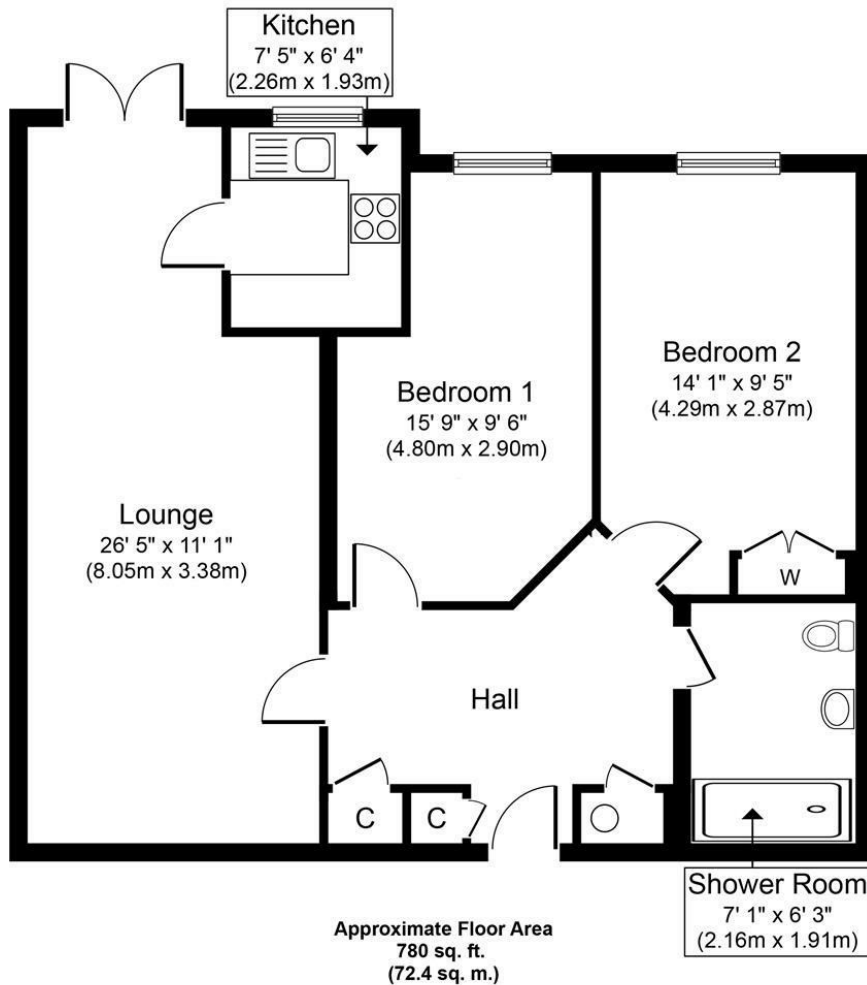
We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

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 | | 78 | 81 |
| (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 | |



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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