

CHARLES PECK

Sales • Lettings • Valuers



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

A spacious two bedroom, ground floor retirement flat with direct access to a private garden and within walking distance of the city centre facilities.

Entrance hall | Storage cupboards | Sitting room | Kitchen | Two bedrooms |
Shower room | Electric heating | Double glazing

Communal gardens | Residents lounge | Laundry facilities | Estate Manager |
Guest suite | Lift

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Location

Pegasus Court is centrally situated at the bottom of South Street with all facilities 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 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 radiator, two storage cupboards and airing cupboard housing the hot water cylinder.

Sitting room 19'4 x 11'2 (5.89m x 3.40m)

With windows and patio door leading to the private garden, two radiators and fireplace with electric fire.



Kitchen 11'2 x 6'4 (3.40m x 1.93m)

With window, fitted drawers and cupboards, sink unit, ceramic hob, extractor canopy, oven, microwave, integrated fridge freezer and space for washing machine and dishwasher.



Bedroom one 19'1 x 9'4 (5.82m x 2.84m)

With window, radiator and built-in wardrobe.

Bedroom two 15'9 x 9'2 (4.80m x 2.79m)

With window and radiator.

Shower room

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

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.

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

Service charge

We understand this to be £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.

Council tax band

D

General remarks

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

Note

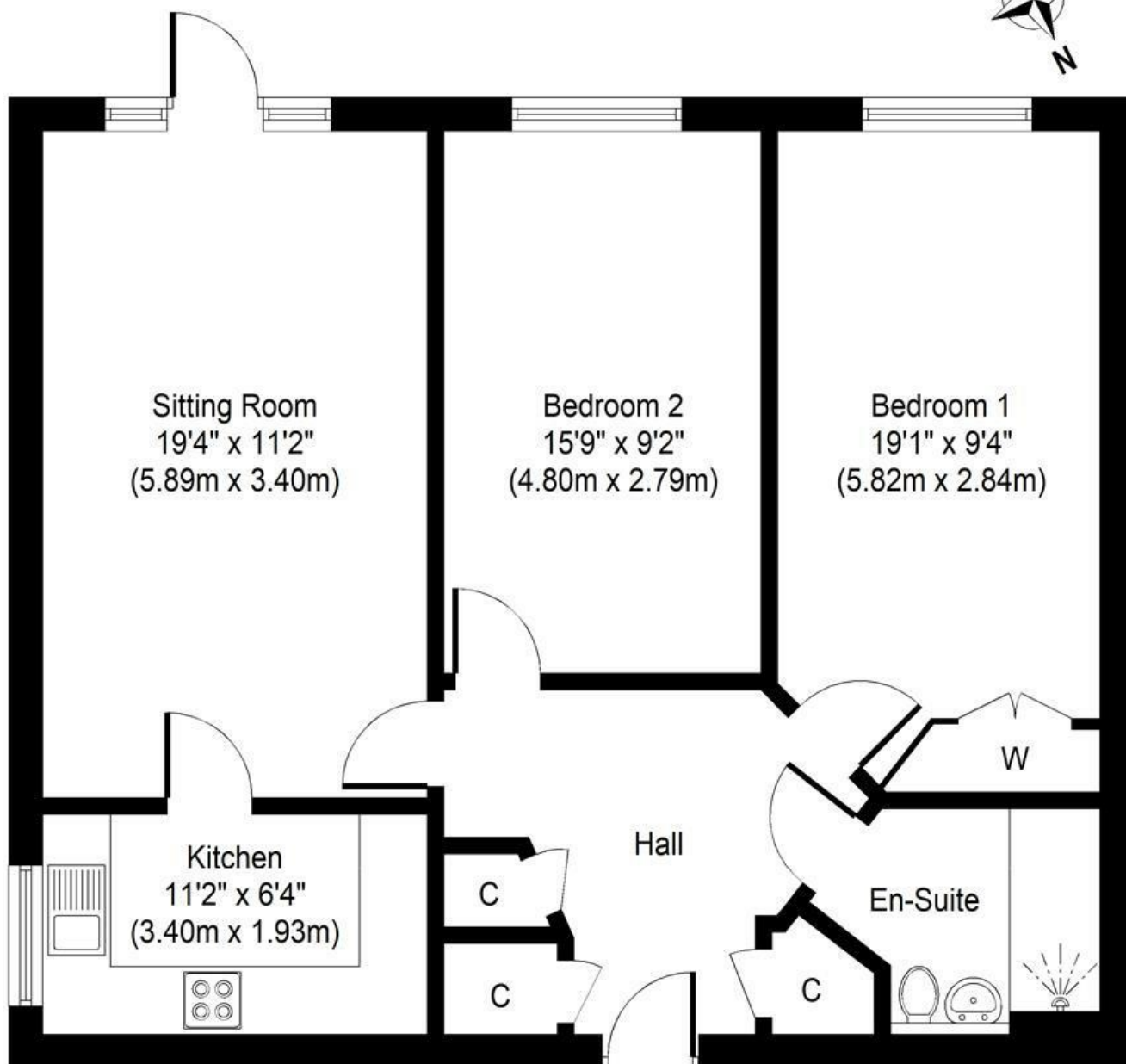
We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

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			
(55-68) D		67	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
Approximate Floor Area
801 Sq. ft.
(74.0 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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