



## 3 Pegasus Court, Deanery Close, Chichester, PO19 1EA

Guide Price £240,000



### 3 Pegasus Court, Chichester

A quality age restricted ground floor apartment in Chichester.

- A bright ground floor apartment
- Sitting room with feature five-sided recessed area
- Fully updated kitchen and shower room
- Two bedrooms with built-in furniture
- On-site manager with 24 hr careline backup
- No onward chain
- Limited communal on site parking

An immaculately presented and tastefully updated two-bedroom, quality ground-floor retirement apartment, conveniently situated in the heart of the city, just a few steps from city centre amenities and the mainline train station with direct services to London Victoria.

The property benefits from a security entry phone system leading to a well-maintained communal entrance hall and a spacious private entrance hall within the apartment.

The sitting room is a particular highlight, featuring French doors opening to a small paved patio area and a deep five-sided recessed windowed area that floods the room with natural light, creating a bright and welcoming living space.





The fully updated fitted kitchen is finished with grey-fronted cupboards and includes an integrated electric oven, ceramic hob, cooker hood, fridge and freezer.

There are two well-proportioned bedrooms, both benefitting from built-in furniture, along with a modern shower room featuring a walk-in shower.

Further communal facilities include a residents' lounge, laundry room, an on-site Estate Manager available weekdays and a 24-hour Care Line backup system.

Limited car parking is available in the private rear car park.

Lease: 125 year lease from 2001

Service charge: TBC

Ground rent: £349 pa

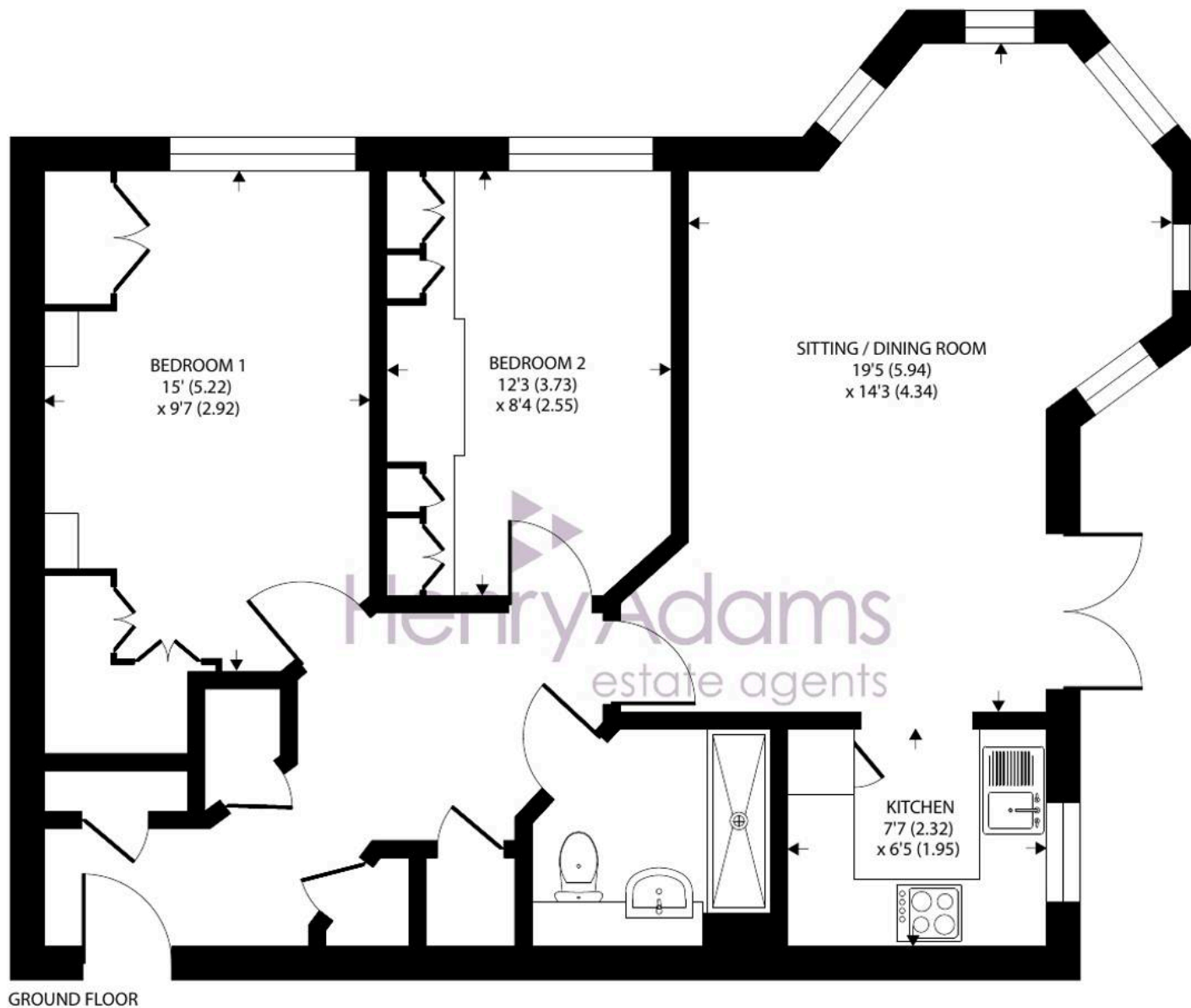
Age Restricted: 55 years +

Chichester District Council - 25/26 Tax Band D £2,337.06 EPC-D









Approximate Area = 720 sq ft / 66.8 sq m

For identification only - Not to scale





**Location** - Located at the end of South Street, ideally located for the local amenities, the train and bus station, all within a short walk. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

**Directions** - On foot proceed to the bottom of South Street, keeping on the right. Turn right into Avenue de Chartres and then right again into Deanery Close. The apartment block is on the right. what3words - rock.target.method

**Agents Note** - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at [henryadams.co.uk](https://henryadams.co.uk)

