TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

£165,000

4 Pegasus Court, 29 St. Leonards Road, Eastbourne, BN21 3UP

GUIDE PRICE £165,000 - £175,000 Ideally situated within the popular Pegasus Court retirement development in Eastbourne, this spacious two bedroom first floor apartment offers comfortable and well proportioned accommodation, together with the added benefit of a large private sun terrace. The property comprises a welcoming entrance hall leading to a generous lounge/diner, providing an excellent space for both relaxing and entertaining. There is a separate kitchen, two well proportioned double bedrooms, one that could be an office, and a shower room. A particular feature of the property is the large sun Terrace, providing a wonderful outdoor space to enjoy the sunshine and create an attractive seating area. Residents also have access to excellent communal facilities, including a residence lounge, kitchen and laundry room, providing additional space and convenience within the development. Offered to the market vacant and chain free, this property represents an excellent opportunity for those seeking comfortable retirement living within a welcoming and well established development.

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Main Features

- 2 Bedroom 1st Floor Apartment Situated Within The Popular Pegasus Court Retirement Development
- Spacious Lounge/Dining Room
- Large Private Sun Terrace
- Well Appointed Kitchen
- Modern Shower Room/WC
- 2 Well Proportioned Double Bedrooms
- Excellent Communal Facilities Including Residents' Lounge, Kitchen & Laundry Room
- Generous & Well Proportioned Living Accommodation Throughout
- Ideal Opportunity For Comfortable Retirement Living
- CHAIN FREE

Entrance

Communal entrance with video security entry phone system. Stairs and lift to first floor private entrance door to -

Hallway

Electric radiator. Entryphone handset. 3 cupboards.

Bedroom 1

15'7 x 9'0 (4.75m x 2.74m)
Electric radiator. Range of built-in furniture including a pull down bed. Built-in wardrobe. Double glazed window.

Bedroom 2

13'8 x 9'1 (4.17m x 2.77m)
Electric radiator. Range of built-in furniture. Double glazed window.

Spacious Lounge/Dining Room

20'1 x 11'1 (6.12m x 3.38m)
2 Electric radiators. Feature fireplace Blackout blinds. Double glazed window. Double glazed patio doors to sun terrace. Door to -

Fitted Kitchen

7'5 x 6'4 (2.26m x 1.93m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and extractor cooker hood above. Eye level electric oven. Integrated fridge/freezer. Double glazed window.

Modern Shower Room/WC

Suite comprising large walk-in shower cubicle. Low level WC with concealed cistern. Wash hand basin set in vanity unit with mixer tap and cupboard under. Wall mounted cupboard. Shaver point. Fully tiled. Heated towel rail. Extractor fan.

Other Details

The development benefits from a residents lounge, kitchen, laundry room, guest room (bookable at an additional fee), communal garden and visitors parking.

Council Tax Band = D

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: £199 paid half yearly
Maintenance: £2597.24 paid half yearly
Lease: 125 years from 2002. We have been advised of the lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.