

# HUNT FRAME

ESTATE AGENTS



## 7 Pegasus Court St. Leonards Road, Eastbourne, BN21 3UP

Price Guide £159,950



CHAIN FREE - HUNT FRAME ESTATE AGENTS are proud to offer this UNSUALLY SPACIOUS TWO BEDROOM RETIREMENT APARTMENT (for over 60's only) situated on the FIRST FLOOR of this attractive purpose built development. The BRIGHT and SPACIOUS accommodation consists of a LARGE SITTING/DINING ROOM, TWO DOUBLE BEDROOMS and a MODERN KITCHEN and BATHROOM and RESIDENT, GATED PARKING. The communal facilities include a delightful residents' lounge, a visiting guest suite and a laundry room. An early appointment to view is strongly recommended.

The property is conveniently situated only a short distance from Eastbourne town centre with its range of shopping facilities and mainline rail services to London Victoria and to Gatwick. There are sporting and cultural facilities in Eastbourne including tennis at Devonshire Park, several theatres and the renowned Towner Art Gallery.



## COMMUNAL ENTRANCE

Communal entrance, lift and stairs to the upper floors.

## HALLWAY

Spacious entrance hall with two storage cupboards and a large airing cupboard, with doors off to both bedrooms, the family bathroom and reception room. Entry phone and combined care line system.

## SITTING/DINING ROOM

20'3 x 11'10 (6.17m x 3.61m)

Spacious dual aspect reception room with seating and dining areas, UPVC double glazed windows to the side and rear elevations with matching double opening French doors to the rear opening onto a Juliette balcony. Wooden fireplace surround with hearth and an inset electric fire. Two electric heaters.

## KITCHEN

7'6 x 6'4 (2.29m x 1.93m)

Rang of floor standing and wall mounted units with work top space, insert stainless steel sink unit with mixer tap and drainer, eye level electric oven with a four ring hob and extractor unit to the side, UPVC double glazed window to the side elevation.

## BEDROOM 1

18'2 x 9'2 (5.54m x 2.79m)

UPVC double glazed window to the front aspect, fitted double wardrobe, electric heater.

## BEDROOM 2

13'6 x 9'3 (4.11m x 2.82m)

UPVC double glazed window to the front aspect, electric heater.

## FAMILY BATHROOM

7'1 x 6'4 (2.16m x 1.93m)

Fitted with a suite comprising of a panelled bath with a shower attachment over, low level Wc with a concealed cistern set in a vanity unit with a range of fitted cupboards, mirror with lighting above, shaver point, fully tiled walls, electric radiator, wall mounted heater.

## OUTSIDE

There is residents seating area, adjacent to the communal lounge which overlooks the parking areas.

## PARKING

There is covered resident parking with visitor parking opposite.

## COMMUNAL FACILITIES

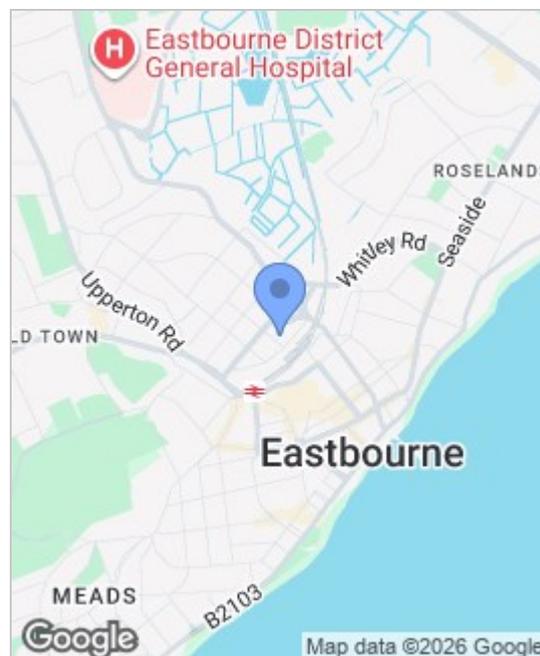
There is a residents communal lounge which opens onto a paved seating area, there is also a residents laundry facility and visitors guest suite and the house manager is on site on the mornings of Monday, Wednesday and Friday and in the afternoon on Tuesday and Thursday.

## OUTGOINGS

LEASE: 125 YEARS FROM 1ST OF JANUARY 2002 - 101 YEARS REMAINING

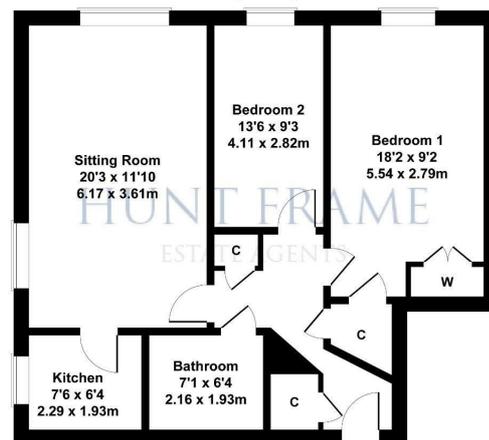
MAINTENANCE: APPROXIMATELY £4800 PER ANNUM - PAID SIX MONTHLY - THE MAINTENANCE INCLUDES WINDOW CLEANING, ALL WATER CHARGES, BUILDING INSURANCE, GARDENING AND THE CARE LINE SYSTEM.

GROUND RENT: TBC



### 7 Pegasus Court

Approximate Gross Internal Area  
765 sq ft - 71 sq m



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame.  
For Illustrative.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	82	England & Wales	EU Directive 2002/91/EC	84

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