

6 Pegasus Court, Deanery Close, Chichester, PO19 1EA

Guide Price **£125,000**

6 Pegasus Court, Chichester

A city centre first floor retirement apartment

- New carpets and decoration
- South facing sitting room with Juliet balcony
- Kitchen
- Two double bedrooms
- Shower room/WC
- Vacant possession
- Resident laundry room
- On-site residents parking
- House manager

This first-floor retirement apartment is ideally situated close to the heart of the city centre and offers convenient access via both lift and stairs.

The accommodation includes a bright, south-facing sitting room with a charming Juliet balcony, a kitchen, two generous double bedrooms, and a modern shower room with WC.

Residents benefit from excellent communal facilities including a shared sitting room, on-site laundry facilities, residents' parking and the support of an on-site house manager. Limited car parking is available in the private rear car park to the rear of the building.

The property is offered with vacant possession and has been newly carpeted and redecorated throughout, making it ready for immediate occupation.



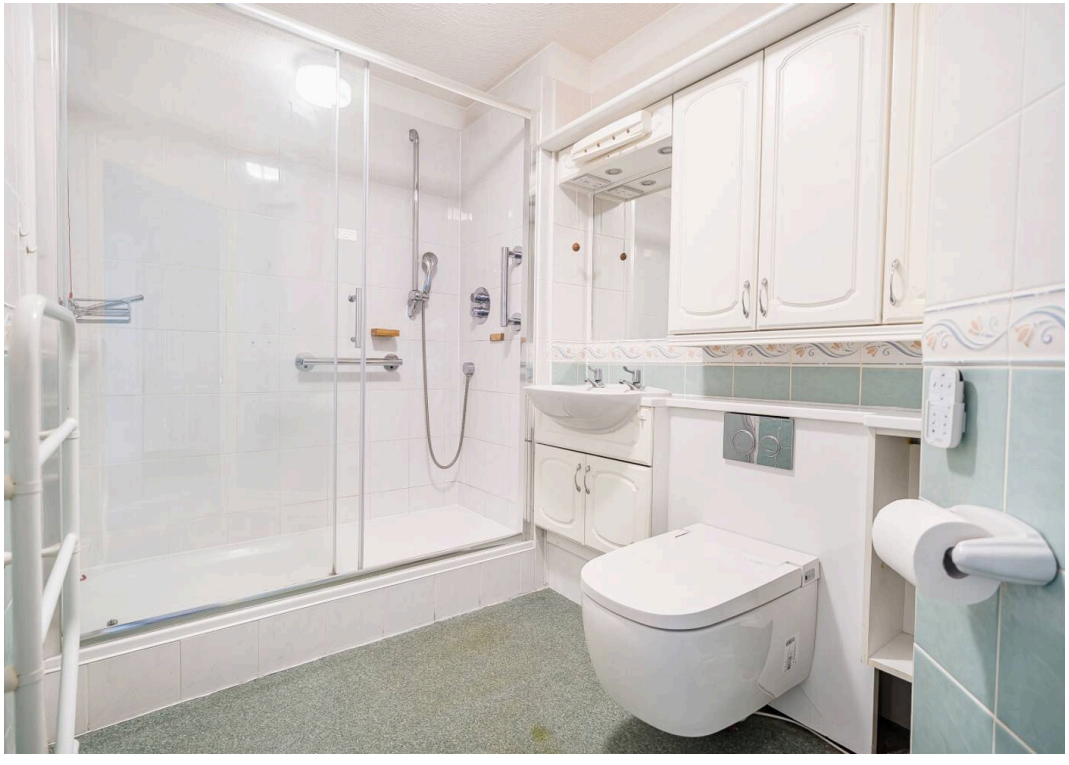


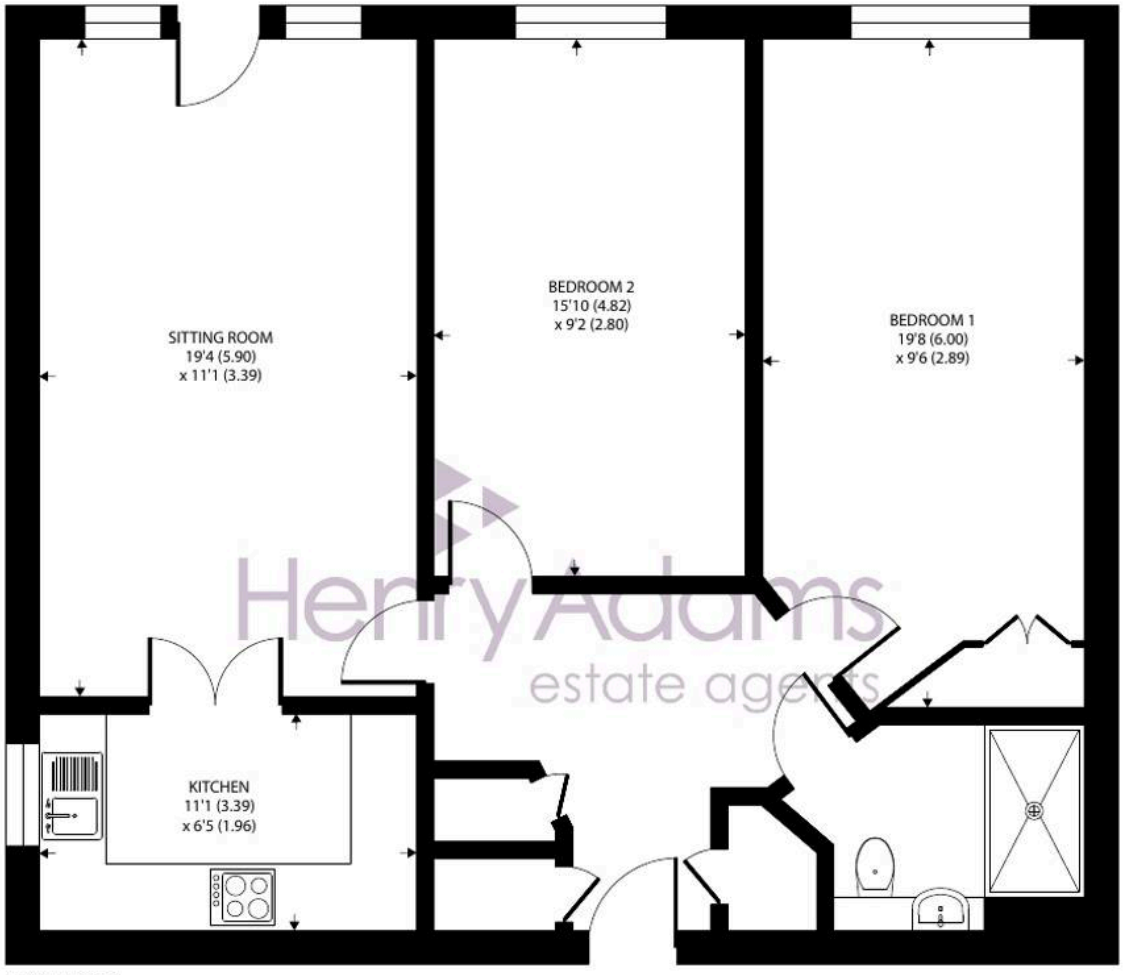












FIRST FLOOR

Approximate Area = 812 sq ft / 75.4 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

Lease: 125 year lease from 2001

Service charge: £5305 pa

Ground rent: £

Age Restricted: 55 years +

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

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.

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