



PEGASUS COURT

CHICHESTER, PO19 1EA

£259,000
LEASEHOLD

A most spacious 2 double bedroom second floor retirement flat (served by lift access) with a delightful communal garden, visitor parking and within easy reach of city centre facilities.



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West facing views over parkland
| Juliet balcony | Large
sitting/dining room | Recently
updated fitted kitchen | City
centre location | Community
alarm system | No onward chain



This west facing and spacious retirement flat offers elevated views, a recently updated fitted kitchen (with Neff appliances) and has

ample built-in storage as well as two very good-sized double bedrooms. The flat also has the benefit of both lift and stair access and to the rear of the development there is a pretty, well-kept communal garden.

Accommodation

Once inside the light, west facing accommodation is arranged over one level. There is an entrance hall leading to a spacious, west facing sitting/dining room, complete with Juliet balcony and an elevated outlook. A modern fitted kitchen (Neff appliances), two double bedrooms and a bathroom fitted with a large, easy access shower complete the accommodation.

Outside

The highly rated communal facilities include a delightful enclosed garden, laundry, a sitting room and the services of the House Manager. There is also a guest suite and car parking available approached via a security barrier.

Leasehold

The property is leasehold with 125 years from 2001.

We advise a purchaser would have to ask their solicitor to check these details.

Ground rent

We believe this to be £358.42 per annum. We advise a purchaser would have to ask their solicitor to check these details.

Service charge

We believe this to be £3,395 per annum which covers cleaning and lighting of common parts, garden maintenance, services of the House Manager, window cleaning, water and sewerage rates, buildings insurance and community alarm service. We would advise a purchaser would have to ask their solicitor to check these details.

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PEGASUS COURT, DEANERY CLOSE, CHICHESTER, WEST SUSSEX, PO19 1EA



Total area: approx. 68.5 sq. metres (737.8 sq. feet)

Representation purposes only



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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

