

 2 Bedroom
  1 Reception
  1 Bathroom

Leasehold  
**£179,950**



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

A well presented and spacious two bedroom ground floor apartment forming part of this prestigious retirement development. Enviably situated in Upperton within comfortable walking distance of the town centre and mainline railway station the flat offers well proportioned accommodation including two double bedrooms, a double aspect lounge with direct access onto an area of private patio garden, a refitted shower room and kitchen with double glazed window. Pegasus Court offers a wonderful residents lounge with doors opening onto the communal garden and gated parking. There is also a residents laundry room, guest suite and careline. The flat is being offered CHAIN FREE and internal inspection comes highly recommended.



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Main Features

- Retirement Flat
- 2 Double Bedrooms
- Ground Floor
- Double Aspect Lounge Leading To An Area Of Private Patio Garden
- Fitted Kitchen
- Modern Shower Room
- Double Glazing
- Residents Lounge, Laundry Room & Guest Suite
- Gated Residents Parking Facilities
- CHAIN FREE

Entrance

Communal entrance with security entryphone system. Ground floor private entrance door to –

Hallway

Night storage heater. Corniced ceiling. Airing cupboard housing hot water cylinder. Built-in cupboard.

Double Aspect Lounge

20'4 x 11'1 (6.20m x 3.38m )  
Night storage heater. Feature fireplace. Television point. Corniced ceiling. Wall lights. Door to kitchen. Double glazed window to side aspect. Double glazed door to garden.

Fitted Kitchen

7'7 x 6'5 (2.31m x 1.96m )  
Range of fitted wall and base units. Worktop with inset single drainer sink unit with mixer tap. Built-in electric hob and eye level oven. Extractor cookerhood. Fridge/freezer (included). Part tiled walls. Double glazed window to side aspect.

Bedroom 1

14'5 x 9'5 (4.39m x 2.87m )  
Night storage heater. Coved ceiling. Built-in double wardrobe. Double glazed window to front aspect.

Bedroom 2

13'6 x 9 (4.11m x 2.74m )  
Night storage heater. Coved ceiling. Double glazed window to front aspect.

Modern Shower Room

Suite comprising walk-in shower cubicle with grab rail and fitted seat. Vanity unit with inset wash hand basin, cupboards below and low level WC with concealed cistern. Tiled walls. Extractor fan. Heated towel rail. Wall mounted heater. Fitted cupboard. Shaver point. Mirror. Wall mounted cupboards.

Other Details

Pegasus Court offers a wonderful residents lounge, laundry room, communal gardens, gated residents parking facilities and a guest suite. There is also careline pull cords in all rooms.

EPC = C.

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: £389 per annum.**  
**Maintenance: £2927 per annum.**  
**Lease: Awaiting confirmation.**

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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.