



14 Pegasus Court, The Street, Rustington BN16 3NS  
**£175,000 Leasehold**

**HAWKE & METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- Retirement Apartment
- Heart of Village Centre
- 1 Bedroom
- Private Patio
- Communal Gardens
- Residents' Lounge
- Guest Suite Available
- No Chain
- EPC Rating: - 'C'

Pegasus Court is a prestigious retirement development situated within the heart of Rustington village centre and shops, accessed by a secure gated entrance. The apartment offers luxury accommodation only a few steps from the comprehensive shopping parades in Rustington.

No. 14 is a ground floor apartment with pleasant views onto the well maintained communal gardens and the lounge has a door onto a private patio. The apartment is offered for sale with no onward chain. We would strongly recommend viewing to be able to fully appreciate this delightful property.

Features include: - Visiting Manager, 9am to 3pm Monday to Friday, 24 hour emergency pull cord system, video security entry phone system, electrically operated vehicular gated access, residents' lounge with kitchen and WC, laundry room, attractive landscaped gardens, external recharging facility for battery operated buggies, Estate Manager's office as well as a guest suite which visitors can stay in for a nominal cost.

Pegasus Court is situated just off The Street in Rustington and can be found at the western end on the northern side of the road.

Maintenance/Service Charge - Approximately £2,254.14 (43.35 per week) including water and sewage. 125 year lease from 2005. Ground Rent Approximately £399 per annum. Council Tax Band - 'B'

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.





**COMMUNAL ENTRANCE HALL**

**PRIVATE ENTRANCE HALL**

**LOUNGE**

15' x 11' 4" (4.57m x 3.45m)

**KITCHEN**

7' 7" x 6' 5" (2.31m x 1.96m)

**BEDROOM**

18' 8" x 8' 10" (5.69m x 2.69m)  
Narrowing to 13'8"

**SHOWER ROOM/WC**

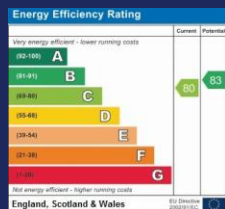
**RESIDENTS' LOUNGE**

**GUEST SUITE**

**LAUNDRY ROOM**

**COMMUNAL GARDENS**

**RESIDENT & VISITOR PARKING**



**01903 850450**

**90 THE STREET, RUSTINGTON, LITTLEHAMPTON,  
WEST SUSSEX, BN16 3NJ**

**sales@hawkemetcalfe.co.uk**

**www.hawkemetcalfe.co.uk**



