



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

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- **Luxury Retirement Apartment**
- **Ground Floor & 1 Bedroom**
- **Patio onto the Gardens**
- **Resident Lounge & Guest Suite**
- **Visiting Manager**
- **Central Rustington**
- **Resident Parking**
- **No Onward 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 apartments offer luxury accommodation only a few steps from the comprehensive shopping parades in Rustington.

Number 7 is a ground floor apartment centrally located within the development, close to the residents lounge, laundry room and main entrance. There is a small patio off the lounge which overlooks the communal gardens to the rear. The property is offered in excellent decorative order and has electric heating and double glazing.

Features include: - Visiting Manager 9am - 3pm Monday to Friday, 24 hour emergency pull cord system, video security entry phone system, electrically operated vehicular gated access, residents lounge with kitchen; laundry room, landscaped attractive gardens, craft/hobbies room, covered external recharging facility for battery operated buggies, Estate Managers office and full heated and carpeted communal area.

Pegasus Court is situated just off The Street in Rustington and can be found opposite St Peter and St Paul Church, right in the heart of Rustington village centre.

125 year lease from 2005

Maintenance Charge - £2,959.12 per annum

Ground Rent - £399 per annum

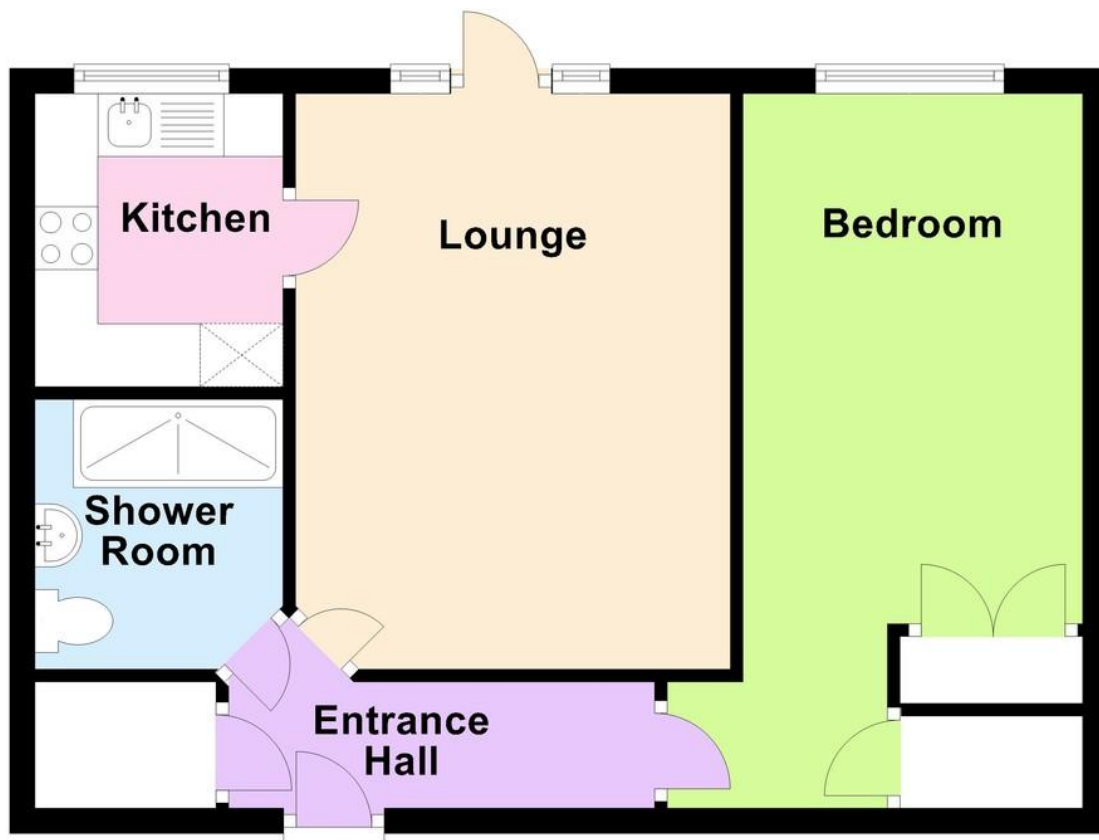
Council Tax - Band 'C'

Management Company - First Port Retirement Ltd



## Ground Floor

Approx. 47.3 sq. metres (508.6 sq. feet)



Total area: approx. 47.3 sq. metres (508.6 sq. feet)

**GATED ENTRANCE**

**SECURITY ENTRYPHONE SYSTEM**

**COMMUNAL ENTRANCE HALL**

**ENTRANCE HALL**

**LOUNGE**

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

**KITCHEN**

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

**BEDROOM**

13' 10" x 8' 10" (4.22m x 2.69m)  
minimum

**SHOWER ROOM/WC**

**RESIDENTS LOUNGE & KITCHEN**

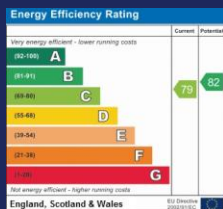
**GUEST SUITE**

**LAUNDRY ROOM**

**HOBBIES ROOM**

**RESIDENT PARKING**

**COMMUNAL GARDENS**



**01903 850450**

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

**sales@hawkemetcalfe.co.uk**

**www.hawkemetcalfe.co.uk**



