



1 Pegasus Court, The Street, Rustington BN16 3NS
£199,950 Leasehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Luxury Retirement Apartment**
- **Ground Floor 1 Bedroom**
- **Village Centre, Close to Shops**
- **Refitted Modern Shower Room & Kitchen**
- **Visiting Manager & 24 Hour Alarm Cords**
- **Viewing Recommended**
- **Gated Resident Parking**
- **Council Tax Band - 'C'**
- **EPC Rating - 'B'**

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 village centre.

No. 1 is a very pleasant ground floor apartment with lovely views onto the well maintained communal gardens and the lounge has a door onto a patio and the gardens. Both the kitchen and shower room have been modernised and the apartment is offered for sale with no onward chain. We would strongly recommend viewing to be able to fully appreciate this delightful property. The current owners installed new electric panel heaters and a new water boiler.

Features include: - Visiting Manager - 9am to 3pm Monday to Friday, 24 hour emergency pull cord system, 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 Managers office and fully heated and carpeted communal areas.

Pegasus Court is situated just off The Street in Rustington and the entrance is opposite the Church.

Maintenance/Service Charge for year ending 31/3/2024 £3,724.47 per annum or £71.62 per week, (includes water and sewage)

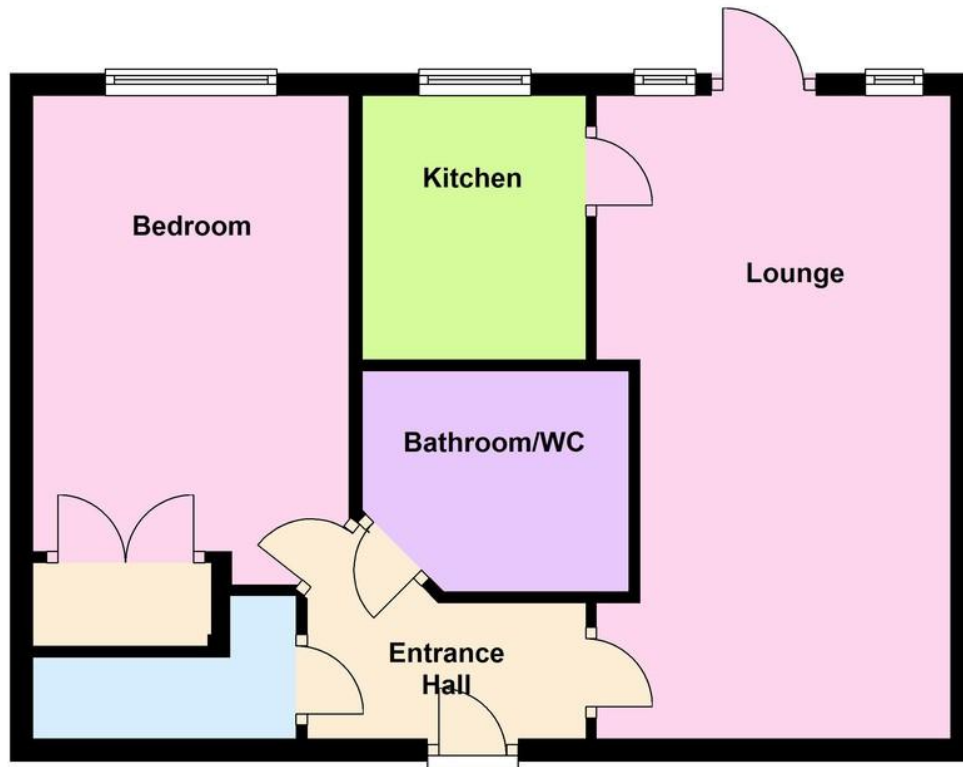
Lease - 125 years from 2005

Ground Rent - £469 per annum

Age Restriction - 60+

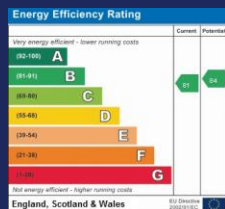
The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.





Total area: approx. 44.1 sq. metres (474.4 sq. feet)

- GATED MAIN ENTRANCE**
- SECURITY ENTRY PHONE SYSTEM**
- COMMUNAL HALLWAY**
- PRIVATE ENTRANCE HALL**
- LOUNGE**
18' 7" x 11' 1" (5.66m x 3.38m)
max
- SMALL PATIO**
- KITCHEN**
7' 8" x 6' 5" (2.34m x 1.96m)
- BEDROOM**
13' 10" x 9' 2" (4.22m x 2.79m)
- SHOWER ROOM/WC**
- RESIDENTS LOUNGE**
- LAUNDRY ROOM**
- GUEST SUITE**
- HOBBIES ROOM**
- RESIDENT PARKING**
- COMMUNAL GARDENS**



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