



22 Pegasus Court, The Street, Rustington BN16 3NS
£295,000 Leasehold

HAWKE & METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Luxury First Floor Retirement Flat**
- **2 Bedrooms**
- **Passenger Lift**
- **Residents' Lounge & Guest Suite**
- **Visiting Manager**
- **Viewing Recommended**
- **Central Rustington**
- **Resident & Visitor Parking**
- **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.

Number 22 is a spacious first floor apartment with a particularly pleasant south aspect overlooking the front of the development. The flat is offered for sale in excellent decorative order and has the advantage of no onward chain. Internal viewing is strongly recommended. The flat has had replacement modern electric wall heaters fitted.

Features include: - Visiting Manager 9am - 3pm Monday to Friday, 24 hour emergency pull cord system, voice security entry phone system, electrically operated vehicular gates access, residents' lounge with kitchen; laundry room, landscaped attractive gardens, craft/hobbies room, covered external recharging facility for battery operated buggies, Estate Manager's office and fully 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.

Maintenance/Service Charge for year ending 31/3/24 - £4,965.96 (£95.50 per week) and includes water and sewage.

Lease - 125 years from 2005

Ground Rent - £469 per annum

Council Tax Band 'D'



Approx. 68.8 sq. metres (741.0 sq. feet)



Total area: approx. 68.8 sq. metres (741.0 sq. feet)

GATED ENTRANCE

SECURITY ENTRY PHONE SYSTEM

COMMUNAL HALL & LIFT TO FIRST FLOOR

PRIVATE ENTRANCE HALL

LOUNGE
26' x 11' 2" (7.92m x 3.4m)

JULIET BALCONY

KITCHEN
7' 8" x 6' 5" (2.34m x 1.96m)

BEDROOM 1
15' 1" x 9' 10" (4.6m x 3m)

BEDROOM 2
15' 1" x 9' 2" (4.6m x 2.79m)

SHOWER ROOM/WC

RESIDENTS' LOUNGE & KITCHEN

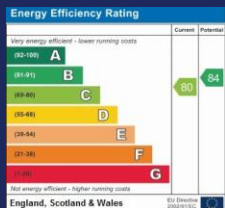
GUEST SUITE

LAUNDRY ROOM

HOBBIES ROOM

RESIDENT & VISITOR PARKING

COMMUNAL GARDENS



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