



4 Pegasus Court, The Street, Rustington BN16 3NS
£310,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Ground Floor Retirement Flat
- 2 Bedrooms
- Patio to Gardens
- Residents' Lounge & Guest Suite
- Visiting Manager
- Central Rustington
- Resident & Visitor Parking
- EPC Rating 'C'
- Council Tax Band 'D'

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 good size accommodation only a few steps from the comprehensive shopping parades in Rustington village centre.

No. 4 Pegasus Court is pleasantly located at the far end of the development and would feel like living in a bungalow as there is no property above, just the roof space. The flat enjoys lovely views across the communal gardens and the use of a patio area. There is no onward chain and the flat has electric heating and double glazing.

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 31/3/24 - £4,965.96 (£95.50 per week) and includes water and sewage.

Lease - 125 years from 2005

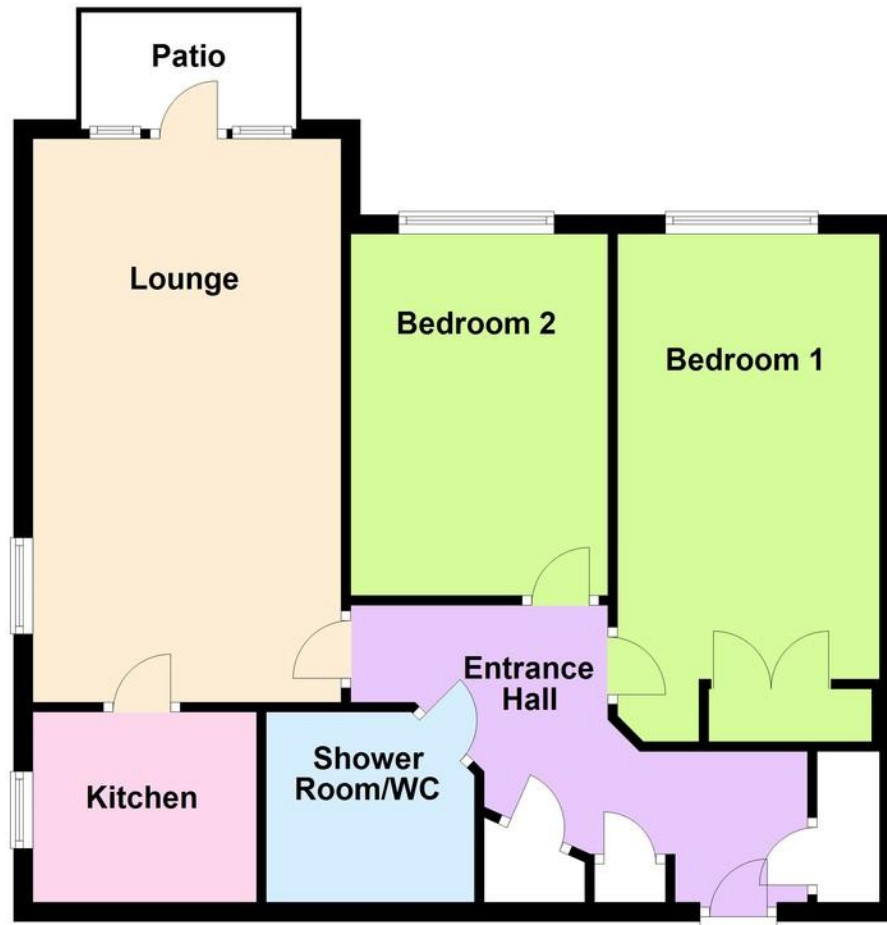
Ground Rent - £469 per annum

Council Tax Band 'D'



Ground Floor

Approx. 67.4 sq. metres (725.9 sq. feet)



Total area: approx. 67.4 sq. metres (725.9 sq. feet)

GATED ENTRANCE

SECURITY ENTRY PHONE SYSTEM

COMMUNAL HALL

PRIVATE ENTRANCE HALL

LOUNGE

19' 3" x 10' 6" (5.87m x 3.2m)

PATIO

KITCHEN

7' 8" x 6' 6" (2.34m x 1.98m)

BEDROOM 1

15' 2" x 9' (4.62m x 2.74m)

BEDROOM 2

12' 4" x 8' 9" (3.76m x 2.67m)

SHOWER ROOM/WC

RESIDENTS' LOUNGE & KITCHEN

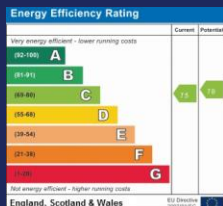
GUEST SUITE

LAUNDRY ROOM

HOBBIES ROOM

RESIDENT & VISITOR PARKING

COMMUNAL GARDENS



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