16 Pegasus Court, The Street, Rustington BN16 3NS

£280,000 Leasehold

HAWKE & METCALFE
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **First Floor Retirement Apartment**
- **2 Bedrooms**
- **Passenger Lift & Stairs to First Floor**
- **Lovely Views & Juliet Balcony**
- **Modern Shower Room/WC**
- **Close to Village & Shops**
- **Gated Residents Parking**
- **Council Tax Band 'D'**
- **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 offer spacious accommodation only a few steps from the comprehensive shopping parades in Rustington.

Number 16 is pleasantly situated within the development, on the first floor with a delightful aspect and views across the communal gardens. The apartment is offered for sale with no onward chain and internal viewing is recommended.

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

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 31/3/26 to include water and sewage TBA.
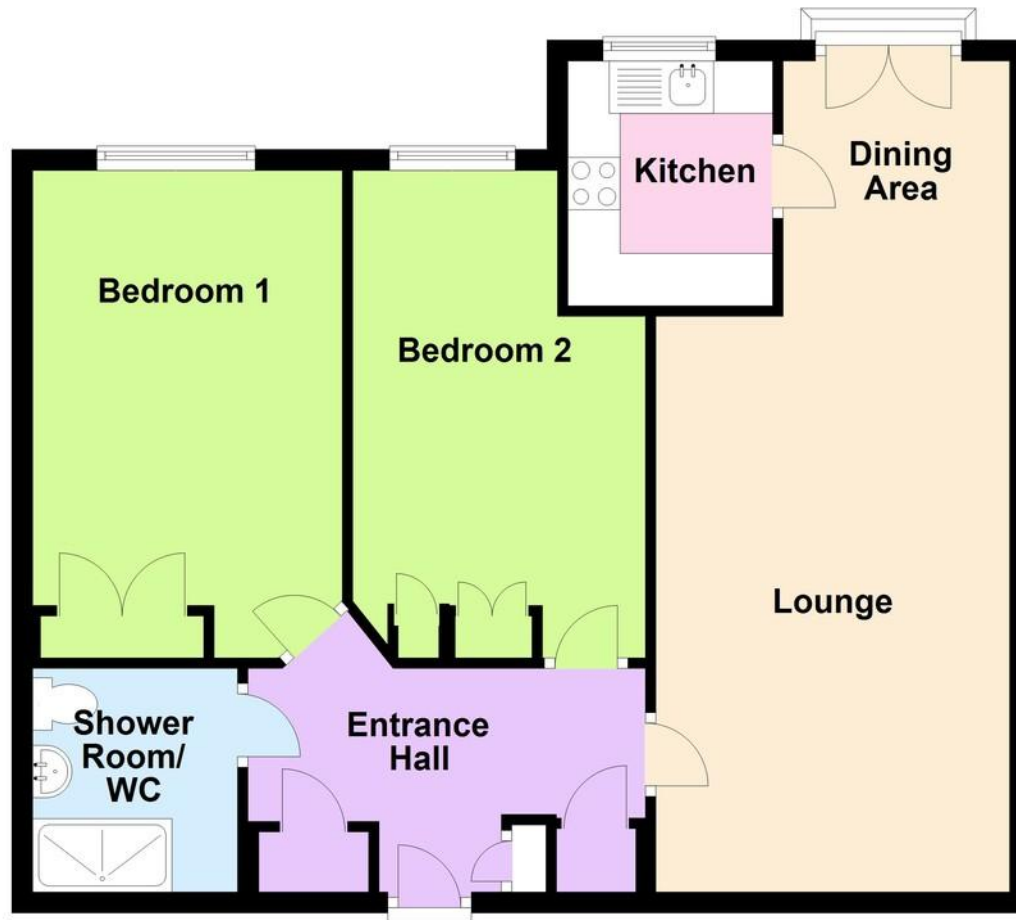Lease - 125 years from 2005
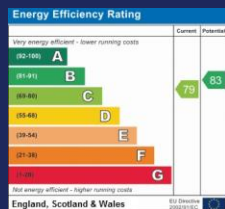Ground Rent - £469 per annum
Council Tax - Band 'D'

Approx. 68.9 sq. metres (741.4 sq. feet)

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Kitchen

Dining Area

Bedroom 1

Bedroom 2

Lounge

Shower Room/ WC

Entrance Hall

Total area: approx. 68.9 sq. metres (741.4 sq. feet)

SECURE GATED ENTRANCE

SECURITY ENTRYPHONE SYSTEM

STAIRS & LIFT TO FIRST FLOOR

LOUNGE
26' x 11' 1" (7.92m x 3.38m)

JULIET BALCONY

KITCHEN
7' 7" x 6' 6" (2.31m x 1.98m)

BEDROOM 1
15' 2" x 9' 10" (4.62m x 3m)

BEDROOM 2
15' 2" x 9' 2" (4.62m x 2.79m)

SHOWER ROOM/WC

RESIDENTS' LOUNGE & KITCHEN

GUEST SUITE

LAUNDRY ROOM

HOBBIES ROOM

RESIDENTIS' PARKING

COMMUNAL GARDENS

01903 850450

90 THE STREET, RUSTINGTON, WEST SUSSEX, BN16 3NJ
sales@hawkemetcalfe.co.uk
www.hawkemetcalfe.co.uk