



16 Pegasus Court, The Street, Rustington BN16 3NS
£245,000 Leasehold

INDEPENDENT ESTATE & LETTING AGENTS

- Retirement Apartment
- First Floor with Lift
- 2 Bedrooms
- Modern Shower Room/WC
- Residents' Lounge & Guest Suite
- West Aspect Views Across Gardens
- Residents' Parking Area
- Central Rustington
- 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 a spacious first floor apartment with a particularly pleasant west aspect overlooking the communal gardens from its own Juliet balcony. The flat is offered for sale with no onward chain and internal viewing is strongly recommended.

Features include: - Visiting Manager 9am - 3pm Monday to Friday, 24 hour emergency pull cord system, video 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 31/3/24 - £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. 68.9 sq. metres (741.4 sq. feet)



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

GATED ENTRANCE

SECURITY ENTRY PHONE SYSTEM

COMMUNAL HALL

PRIVATE ENTRANCE HALL

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)
max

BEDROOM 2

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

SHOWER ROOM/WC

RESIDENTS LOUNGE & KITCHEN

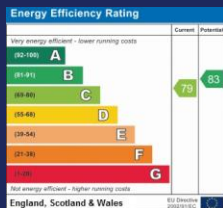
GUEST SUITE

LAUNDRY ROOM

HOBBIES ROOM

RESIDENTS' PARKING AREA

COMMUNAL GARDENS



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