



23 Pegasus Court | High Street | Billingshurst | RH14 9EW





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**£160,000 LEASEHOLD.**

Forming part of a small development of 22 apartments which we understand was constructed in 2002, this delightful second floor retirement apartment is approached either by a passenger lift, or easy rising staircase. The block has a non-resident manager (part-time), a care-line alarm service, residents' lounge, lift, large personal and secure store cupboard on ground floor, guest suite and laundry. Conveniently situated in the High Street, the property is within easy reach of the GP surgery, village shops, including Sainsbury's, Boots, the community centre and several pubs and restaurants. There are bus services and a mainline station nearby, providing access to neighbouring towns and villages including Horsham, Pulborough, as well as London and the South Coast.

## Hall

Electric heater, pull cord, deep airing cupboard. Entryphone system.

## Lounge 14'10 x 11'5

Southerly aspect with garden view, stone effect fire surround with inset electric fire, double glazed window, night storage heater, TV point, pull cord.

## Kitchen 7'8 x 6'5

Southerly aspect. White fronted units with granite effect work surfaces. Inset sink unit with cupboards and drawers under. Further work surface with inset electric hob, cooker unit with built in oven, storage above and below, integrated fridge/freezer, double glazed window.

## Bedroom 13'8 excluding door recess x 8'9

Southerly aspect with garden view, night storage heater, fitted wardrobe, further walk in store cupboard, double glazed window, TV point, pull cord.

## Shower Room.

White suite comprising:- newly installed large shower tray with frameless glass screen, and a retractable seat, mixer shower. Vanity unit with inset wash hand basin, concealed cistern WC, medicine cabinet, heated towel rail, electric heater, pull cord.

## Outside

Secure Parking

Beautiful landscaped Communal Gardens.

Seating area and numerous flowers shrubs and climbing plants.

## Directions

From our offices turn left and proceed along the High Street, over two mini-roundabouts and Pegasus Court will be found on the right hand side on the corner of Roman Way.

## Service Charge

Currently 2 x £1652 per annum

## Ground Rent

Currently 2 x £174 per annum

## Lease

In excess of 100 years

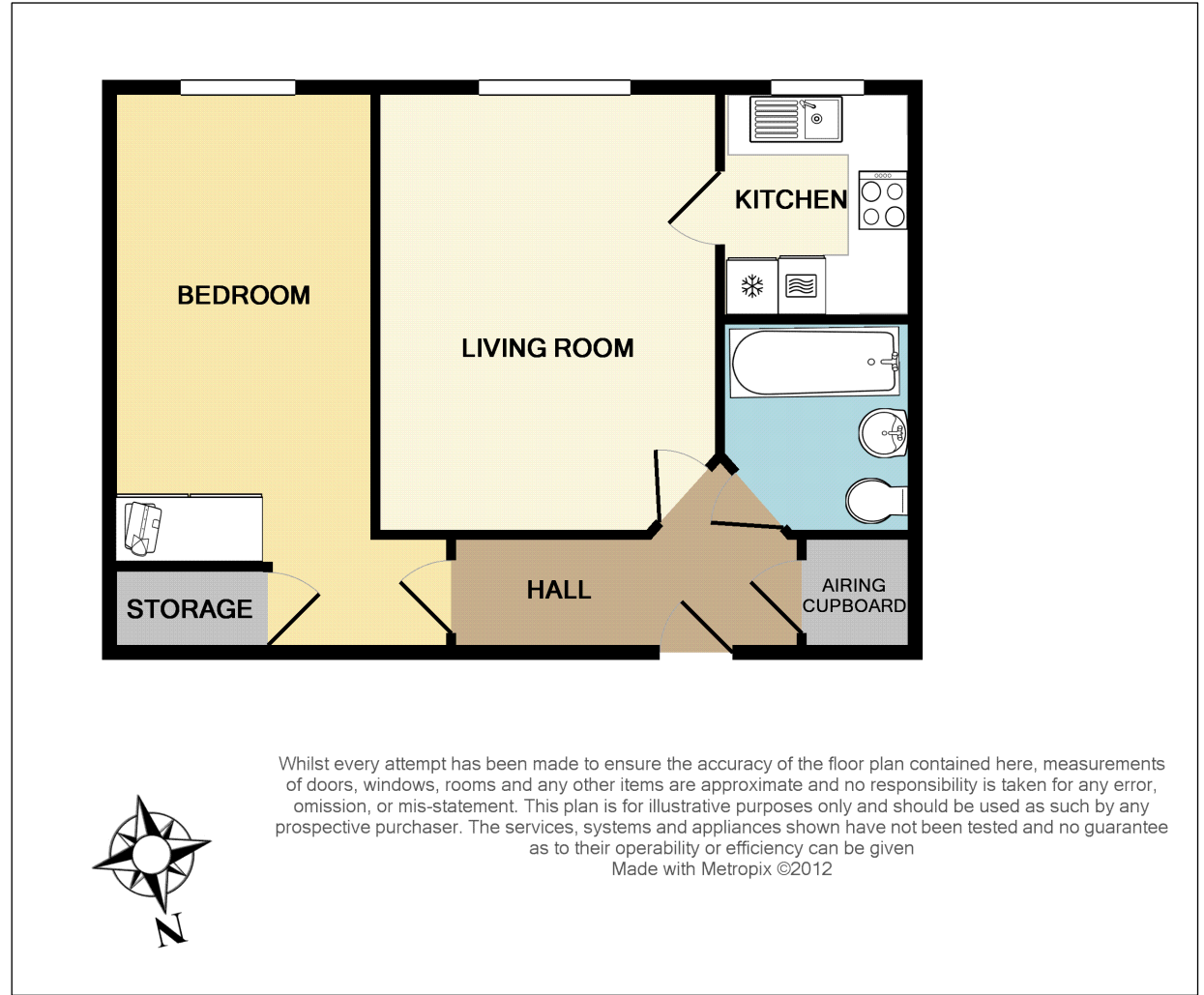
**NB: Main photograph is of the rear of the building showing the communal gardens.**

## Development Features:

**Beautifully decorated communal areas including;**

- Residents Lounge
- Visitors Suite
- Communal Laundry
- Lift to all floors
- Courtyard Garden
- Part Time Estate Manager
- 24 Hour Emergency Careline System
- Secure parking
- Large personal and secure store cupboard on ground floor

**EPC: B**



*"We'll make you feel at home..."*



Managing Director:  
Marcel Hoad

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