



18 Pegasus Court, The Street, Rustington BN16 3NS
£182,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Luxury First Floor Retirement Apartment**
- **1 Bedroom**
- **Views to Communal Gardens**
- **Visiting Manager**
- **Guest Suite & Residents Lounge**
- **Central Rustington**
- **Resident Parking**
- **Vacant Possession**
- **EPC Rating: - 'B'**

Pegasus Court is a prestigious retirement development situated within the heart of Rustington village centre and shops, accessed by a secure gated entrance. The apartments offer luxury accommodation only a few steps from the comprehensive shopping parades in Rustington.

Number 18 is a bright first floor apartment with a pleasant outlook onto the communal gardens from a Juliet balcony. The flat is offered for sale with vacant possession and is in good order throughout. Internal viewing is recommended to appreciate this lovely flat.

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

125 year lease from 2005

Maintenance Charge - £3,724.47 for year ending 31/3/2024 (paid half yearly) and includes water and sewage.

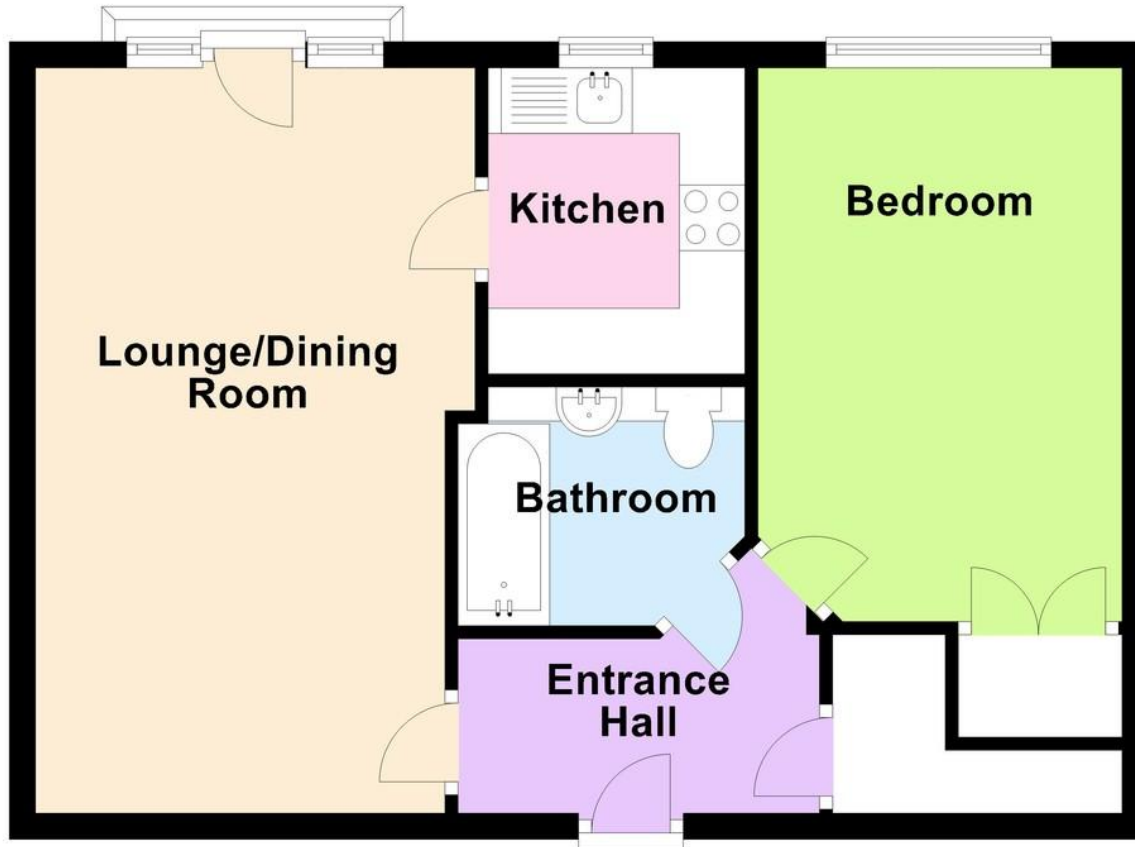
Ground Rent - £399pa

Council Tax - Band 'C'

Management Company - First Port Retirement Ltd



Approx. 47.2 sq. metres (507.6 sq. feet)



Total area: approx. 47.2 sq. metres (507.6 sq. feet)

GATED ENTRANCE

SECURITY ENTRY PHONE SYSTEM

STAIRS & LIFT TO FIRST FLOOR

ENTRANCE HALL

LOUNGE

18' 7" x 11' (5.66m x 3.35m)

KITCHEN

7' 7" x 6' 5" (2.31m x 1.96m)

BEDROOM

14' x 9' 1" (4.27m x 2.77m)

BATHROOM/WC

RESIDENTS LOUNGE & KITCHEN

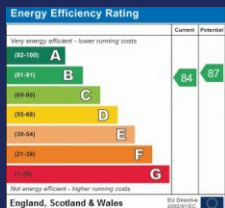
GUEST SUITE

LAUNDRY ROOM

HOBBIES ROOM

RESIDENT PARKING

COMMUNAL GARDENS



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