



5 Pegasus Court, The Street, Rustington BN16 3NS
£305,000 Leasehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Ground Floor Retirement Apartment**
- **2 Bedrooms**
- **Doors to a Patio and Gardens**
- **Close to Village & Shops**
- **Modern Bathroom/WC**
- **Electric Heating**
- **Resident Gated Parking**
- **Vacant Possession**
- **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 apartments offer luxury accommodation only a few steps from the comprehensive shopping parades in Rustington.

Number 5 is very pleasantly positioned within the development and enjoys direct access to the communal gardens to the rear of Pegasus Court and a small patio. We would strongly recommend internal viewing to fully appreciate both the accommodation and location of this lovely apartment. The property has recently been re-carpeted throughout and is offered for sale in excellent decorative order.

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 - £4,965.96pa for year ending 31/1/24 (paid half yearly) and includes water and sewage.

Ground Rent - £469pa

Council Tax - Band 'D'

Management Company - First Port Retirement Ltd

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.



Ground Floor

Approx. 69.0 sq. metres (742.5 sq. feet)



Total area: approx. 69.0 sq. metres (742.5 sq. feet)

GATED ENTRANCE

SECURITY ENTRY PHONE SYSTEM

ENTRANCE HALL

LOUNGE/DINING ROOM

26' 1" x 11' 1 max" (7.95m x 3.38m)

KITCHEN

7' 7" x 6' 4" (2.31m x 1.93m)

BEDROOM 1

15' 2" x 9' 9" (4.62m x 2.97m)

BEDROOM 2

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

BATHROOM/WC

RESIDENTS LOUNGE & KITCHEN

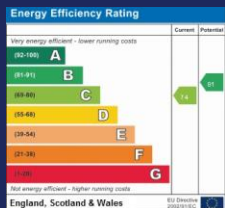
GUEST SUITE

LAUNDRY ROOM

HOBBIES ROOM

RESIDENT PARKING

COMMUNAL GARDENS



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