



6 Pegasus Court, The Street, Rustington BN16 3NS
£185,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Retirement Apartment
- Ground Floor
- Heart of Rustington Village
- Gated Resident Parking
- Lovely View onto Gardens
- Guest Suite/Residents Lounge
- Viewing Recommended
- No Chain
- EPC Rating: - TBA

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

Number 6 is a very pleasant ground floor apartment with pleasant views onto the well maintained communal gardens and the lounge has a door onto a patio. The apartment is offered for sale with no onward chain. We would strongly recommend viewing to be able to fully appreciate this delightful property.

Features include: - Visiting Manager 9am to 3pm Monday to Friday, 24 hour emergency pull cord system, video security entryphone system, electrically operated vehicular gated access, residents' lounge with kitchen and WC, laundry room, attractive landscaped gardens, external recharging facility for battery operated buggies, Estate Managers office and fully heated and carpeted communal areas.

Pegasus Court is situated just off The Street in Rustington and can be found at the western end on the northern side of the road.

Maintenance/Service Charge - £3,041.79 up to year ending 31/3/2023 and including water and sewage (paid half yearly)
125 year Lease from 2005
Ground Rent £399 per annum (paid half yearly)
Council Tax Band - 'C'

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.



Approx. 45.7 sq. metres (492.0 sq. feet)



Total area: approx. 45.7 sq. metres (492.0 sq. feet)

SECURITY ENTRYPHONE SYSTEM

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

LOUNGE

18' 7" x 10' 3" (5.66m x 3.12m)

KITCHEN

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

BEDROOM

14' x 9' 2" (4.27m x 2.79m)

SHOWER ROOM/WC

RESIDENTS LOUNGE

LAUNDRY ROOM

GUEST SUITE

COMMUNAL GARDENS

RESIDENT & VISITOR PARKING

**EPC TO
FOLLOW**



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