



32 Pegasus Court, The Street, Rustington BN16 3NS  
**£192,000 Leasehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- **Luxury Second Floor Retirement Apartment**
- **Delightful Views of the Garden**
- **Passenger Lift to Top Floor**
- **Double Bedroom with Built In Cupboards**
- **Viewing Recommended**
- **Close to Shops & Village Centre**
- **Gated Resident Parking**
- **Council Tax Band 'C'**
- **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 32 is a bright second floor 1 bedroom apartment with a pleasant outlook onto the rear communal gardens. The property is in excellent decorative order and is offered for sale with no onward chain. There is modern electric heating and double glazed windows. We would recommend internal viewing to appreciate both this apartment and the Pegasus Court Development.

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 31/3/2024 £3,724.47 per annum or £71.62 per week, (includes water and sewage)

Lease - 125 years from 2005

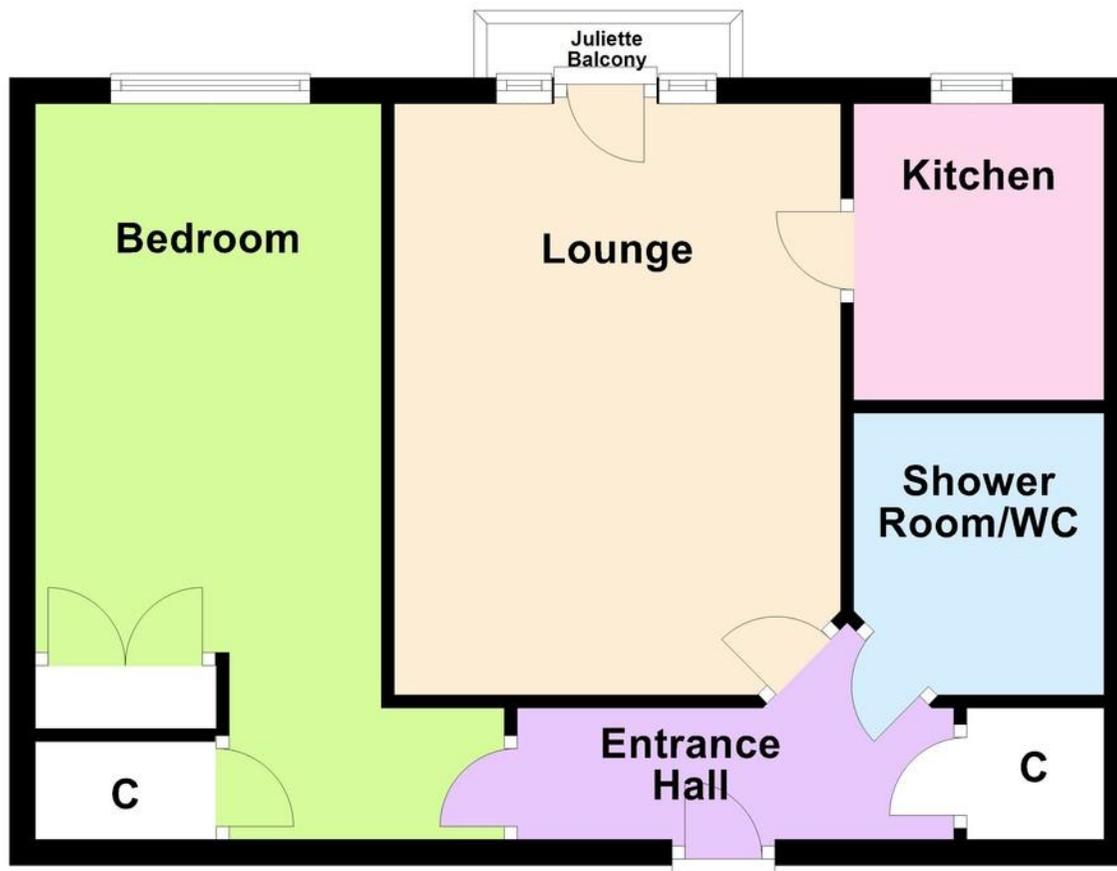
Ground Rent - £469 per annum

Council Tax - Band 'C'



## Second Floor

Approx. 47.1 sq. metres (506.9 sq. feet)



Total area: approx. 47.1 sq. metres (506.9 sq. feet)

**GATED ENTRANCE**

**SECURITY ENTRYPHONE SYSTEM**

**COMMUNAL ENTRANCE HALL**

**PASSENGER LIFT & STAIRS TO SECOND FLOOR**

**ENTRANCE HALL**

**LOUNGE**

15' x 11' 4" (4.57m x 3.45m)

**JULIET BALCONY**

**KITCHEN**

7' 5" x 6' 4" (2.26m x 1.93m)

**DOUBLE BEDROOM**

13' 10" x 8' 9" (4.22m x 2.67m)  
minimum

**SHOWER ROOM/WC**

**RESIDENTS LOUNGE & KITCHEN**

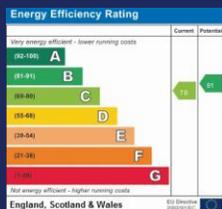
**GUEST SUITE**

**LAUNDRY ROOM**

**HOBBY ROOM**

**RESIDENT PARKING**

**COMMUNAL GARDEN & PATIOS**



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