



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





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£220,000 LEASEHOLD.

SPECIFICALLY FOR THOSE AGED 60 YEARS AND OVER. Forming part of a small development in Billingshurst High Street. This very spacious 2 bedroom/2 bathroom ground floor apartment was originally the show home when the development was sold from new. The block has non-resident manager (part-time), care-line alarm service, resident's lounge, lift, guest suite and a laundry room and individual lockable storeroom. Conveniently situated in the High Street, the property is within easy reach of the busy village shops, including a Sainsbury's 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.



Communal Front Door

Leading to:

Communal Entrance Hall

Personal front door with inset spy-hole, leading to:

Hall

Electric heater, emergency pull cord, cupboard for coats, airing cupboard housing pressurised hot water tank, door to:

Living Room

This very large room has double glazed double opening doors leading out onto patio, additional double glazed window, fire surround with inset electric fire, two night storage heaters, double opening doors leading to: -

Patio and Courtyard

Small terrace with planting areas to the side.

Kitchen

Comprising: worksurface with inset single drainer sink unit with mixer tap having base cupboards and drawers under, further matching worksurface with inset four ring ceramic hob with extractor hood over with base cupboards and drawers, cooker unit housing oven with

storage above and below, integrated fridge and freezer, eye-level units, double glazed window.

Master Bedroom

Fitted double wardrobe, night storage heater, emergency pull-cord, double glazed window, door to:

En-suite Bathroom

Comprising: Easy access panelled bath with twin hand grips with electric mixer shower over bath, curtain and rail, vanity unit with inset wash hand basin and cupboards under, medicine cabinet with mirror, shaver point, heated towel rail, electric heater.

Bedroom Two

Electric wall heater, double glazed window.

Shower Room

Tiled shower cubicle with mixer shower, vanity unit with inset wash hand basin with mirror over and two cupboards to either side, additional matching medicine cabinet, low level concealed cistern w.c., heated towel rail, fully tiled walls, electric heater, emergency pull-cord.

Outside

To the side of Pegasus Court is a secure gated entrance leading to resident's parking, where there is also space for the house and re-charging of electric buggies. Very well maintained communal gardens are found to the rear with an array of planting and seating areas.

Parking.

Found to the rear of the development and accessed by secure double opening gates.

Service Charge

Currently £4520 per annum

Ground Rent

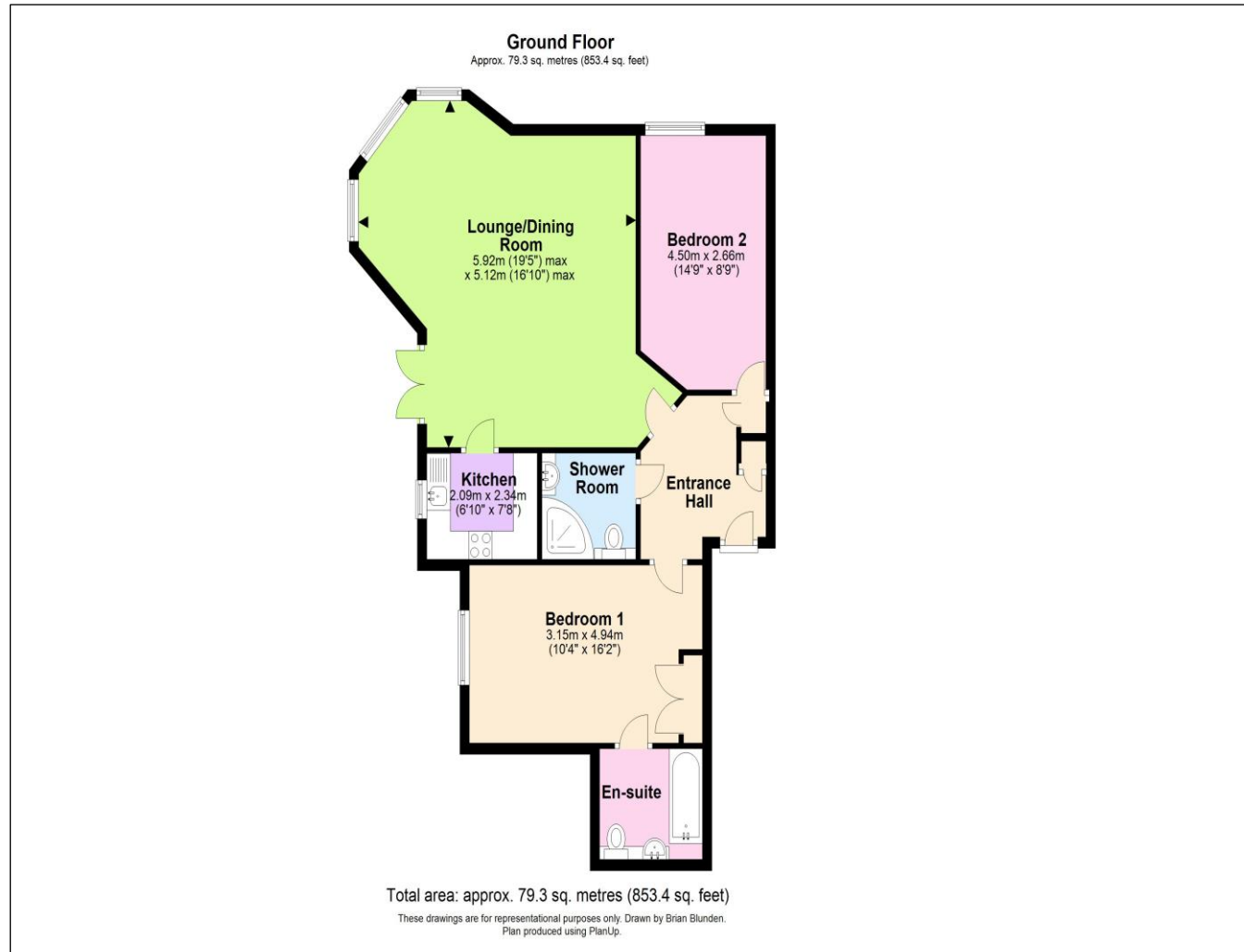
2 x £199.50 per annum

Lease

More than 100 years



COUNCIL TAX BAND=D
ENERGY RATING= C



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



**Managing Director:
Marcel Hoad**

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3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

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4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

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