



16 Pegasus Court, The Street, Rustington BN16 3NS  
**£1,200 pcm**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- Retirement Apartment
- First Floor with Lift
- 2 Bedrooms
- Modern Shower Room/WC
- Residents' Lounge & Guest Suite
- Available Immediately
- Minimum Age Requirement 60 +
- Council Tax Band - 'D'
- 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 16 is a spacious first floor apartment with a particularly pleasant west aspect overlooking the communal gardens from its own Juliet balcony.

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.

Council Tax - Band 'D'



Approx. 68.9 sq. metres (741.4 sq. feet)



Total area: approx. 68.9 sq. metres (741.4 sq. feet)

**GATED ENTRANCE**

**SECURITY ENTRY PHONE SYSTEM**

**COMMUNAL HALL**

**PRIVATE ENTRANCE HALL**

**LOUNGE**  
26' x 11' 1" (7.92m x 3.38m)

**JULIET BALCONY**

**KITCHEN**  
7' 7" x 6' 6" (2.31m x 1.98m)

**BEDROOM 1**  
15' 2" x 9' 10" (4.62m x 3m)  
max

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

**SHOWER ROOM/WC**

**RESIDENTS LOUNGE & KITCHEN**

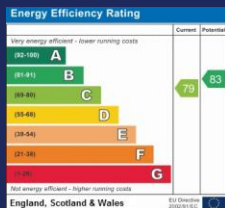
**GUEST SUITE**

**LAUNDRY ROOM**

**HOBBIES ROOM**

**RESIDENTS' PARKING AREA**

**COMMUNAL GARDENS**



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