



1 Pegasus Court | High Street | Billingshurst | RH14 9DW







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**£199,000 LEASEHOLD.**

Forming part of a small development of 22 apartments and designed for those aged 60 years and older. This spacious ground floor apartment was originally the show home when the development was sold from new. The block has a non-resident manager (part-time), a care-line alarm service, residents' lounge, lift to other floors, guest facilities and laundry plus secure/gated parking for residents and visitors. Conveniently situated in the High Street, the property is within easy reach of the village shops, including Sainsbury's, Boots and numerous 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.



### **Entrance**

Main front door with security entry phone system to:

### **Communal Entrance Hall**

Front door to:

### **Private Entrance Hall**

Shelved household cupboard, coats cupboard and cupboard housing recently replaced hot water tank, electric wall heater, emergency pull cord.

### **Sitting Room**

Featuring an attractive fireplace with fitted electric fire, 2 night storage heaters, emergency pull cord, double doors to: -

### **Paved Patio.**

### **Kitchen**

Range of units comprising: work top with stainless steel sink with mixer tap and cupboard and drawer beneath, built-in 'Ariston' four ring ceramic hob with

cupboards and drawers below and 'Indesit' extractor fan, 'Indesit' electric oven with cupboards and drawers below and cupboards above, built-in fridge/freezer, range of wall cupboards, emergency pull cord.

### **Main Bedroom**

Range of built-in bedroom furniture incorporating dressing table, built-in wardrobe cupboards and night storage heater, emergency pull cord, door to:

### **En-suite Bathroom**

Panel enclosed bath with separate wall-mounted shower, vanity unit with inset wash hand basin with cupboard below, low level w.c., concealed cistern, shaver socket, wall-mounted cupboard, part tiled walls, heated towel rail and 'Creda' wall heater, emergency pull cord.

### **Bedroom Two**

Electric heater, emergency pull cord.

### **Shower Room**

Corner tiled shower cubicle, vanity unit with wash hand basin and cupboards below with mirror, shaver socket and two cupboards above, low level w.c., heated towel rail, tiled walls, wall heater, emergency pull cord.

### **Outside**

Secure Parking and Communal Gardens and a personal secure store cupboard located close by.

### **Service Charge**

Currently £2804.18 a half year.

### **Ground Rent**

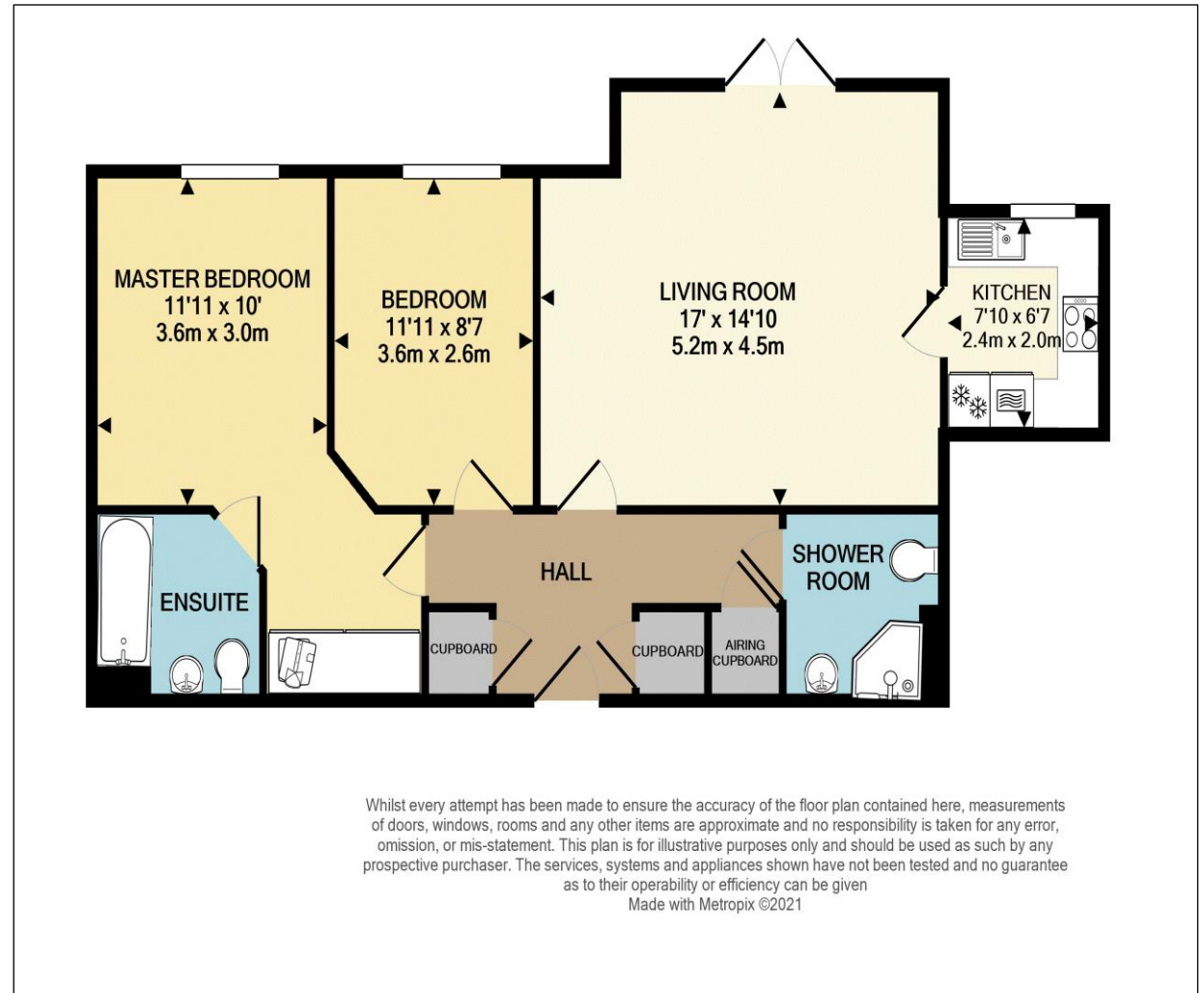
£199.50 every 6 months

### **Lease**

125 years from 2005.

**EPC RATING= B.**  
**COUNCIL TAX= D.**





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



Managing Director:  
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