



31 Pegasus Court, The Street, Rustington BN16 3NS
£285,000 Leasehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Luxury Second Floor Retirement Flat**
- **2 Bedrooms**
- **Passenger Lift**
- **Residents' Lounge & Guest Suite**
- **Visiting Manager**
- **Central Rustington**
- **Resident & Visitor Parking**
- **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 offers luxury accommodation only a few steps from the comprehensive shopping parades in Rustington.

Number 31 is a spacious second floor apartment with a particularly pleasant south aspect overlooking the front of the development. The flat is offered for sale in good decorative order and has the advantage of no onward chain. Internal viewing is strongly recommended.

Features include: - Visiting Manager 9am - 3pm Monday to Friday, 24 hour emergency pull cord system, voice security entry phone system, electrically operated vehicular gates access, residents' lounge with kitchen; laundry room, landscaped attractive gardens, craft/hobbies room, covered external recharging facility for battery operated buggies, Estate Manager's office and fully heated and carpeted communal area.

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 £2,480.31 per annum, paid half yearly. To include water and sewage.

Lease - 125 years from 2005

Ground Rent - £469 per annum

Council Tax Band 'D'



Approx. 68.8 sq. metres (741.0 sq. feet)



Total area: approx. 68.8 sq. metres (741.0 sq. feet)

GATED ENTRANCE

SECURITY ENTRYPHONE SYSTEM

COMMUNAL HALL & LIFT TO SECOND FLOOR

PRIVATE ENTRANCE HALL

LOUNGE

26' x 11' 2" (7.92m x 3.4m)

JULIET BALCONY

KITCHEN

7' 8" x 6' 5" (2.34m x 1.96m)

BEDROOM 1

15' 1" x 9' 10" (4.6m x 3m)

BEDROOM 2

15' 1" x 9' 2" (4.6m x 2.79m)

SHOWER ROOM/WC

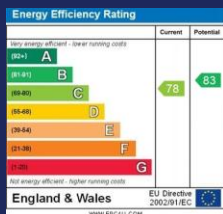
RESIDENTS' LOUNGE & KITCHEN

GUEST SUITE

LAUNDRY ROOM

HOBBIES ROOM

RESIDENT & VISITOR PARKING



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