



Flat 7 Pegasus Court Shelley Road, Worthing, BN11 4TH
Guide Price £215,000

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A spacious two double bedroom, two bathroom first floor overlooking communal gardens retirement apartment located 600 yards from Worthing's seafront. Briefly the accommodation comprises: Communal entrance with stairs or passenger lift to all floors, entrance hall, dual aspect lounge, fitted kitchen with integrated appliances, two double bedrooms with built in wardrobes and ensuite bathroom and separate shower room/wc. Externally the property benefits from attractive communal gardens and visitors parking. Other benefits include double glazing, electric heating and emergency pull cords. Communal benefits include: onsite house manager, communal gardens, communal residents lounge and kitchen, visitors guest suite, buggy/bicycle storage room, laundry room. CHAIN FREE

- CHAIN FREE
- Worthing Town Centre
- First Floor
- Passenger Lift
- 19'9 Lounge/Diner
- Two Double Bedrooms
- Ensuite Bathroom and Shower Room
- Residents Parking
- Communal Facilities
- 24 Hour Emergency Assistance





Communal Entrance

Secure door leading to carpeted and well maintained hallway with passenger lift or stairs to:

First Floor

Private door to:

Entrance Hall

Two storage cupboards. Electric radiator. Telephone entry system and 24 assistance intercom. Emergency pull cord.

Lounge/Diner

6.02m x 4.98m (19'9 x 16'4)

Dual aspect with four double glazed windows and further double glazed french doors to West facing JULIETTE BALCONY. Two electric radiators. Door to:

Kitchen

2.49m x 2.24m (8'2 x 7'4)

Roll edge work surface with inset single drainer stainless steel sink with mixer tap and draining board. Four ring hob with extractor over. Fitted oven. Fitted microwave. Integrated fridge/freezer. Matching range of cupboards, drawers and eye level wall units. Two double glazed windows. Tiled splashback.

Bedroom One

5.56m max x 4.50m max (18'3 max x 14'9 max)

Double glazed windows to west and overlooking communal garden. Night storage heater. Emergency pull cord. Two recessed double wardrobes both with shelving and hanging rail. Door to:

Ensuite Bathroom

Panelled bath with taps and wall mounted shower controls. Close coupled wc. Vanity unit with wash hand basin. Electric towel radiator. Extractor fan. Emergency pull cord.

Bedroom Two

3.99m x 2.64m (13'1 x 8'8)

Double glazed windows to west and overlooking communal garden. Electric radiator. Emergency pull cord.

Shower Room/wc

Step in shower tray with glazed screen and wall mounted controls. Close coupled wc. Vanity unit with wash hand basin. Electric radiator. Extractor fan. Emergency pull cord.

Communal Facilities

- Onsite house manager
- Communal gardens
- Communal residents lounge with kitchen area

- Visitors guest suite
- Buggy/bicycle storage room
- Laundry room
- Water included within service charge

Residents Parking

Located to the rear of the block. Unallocated spaces based on a first come, first serve basis.

Tenure and Lease Information

Length of lease: 100 years remaining

Annual service charge: £5,659.24

Service charge review period:

Annual ground rent: £449 per annum

Ground rent review period:

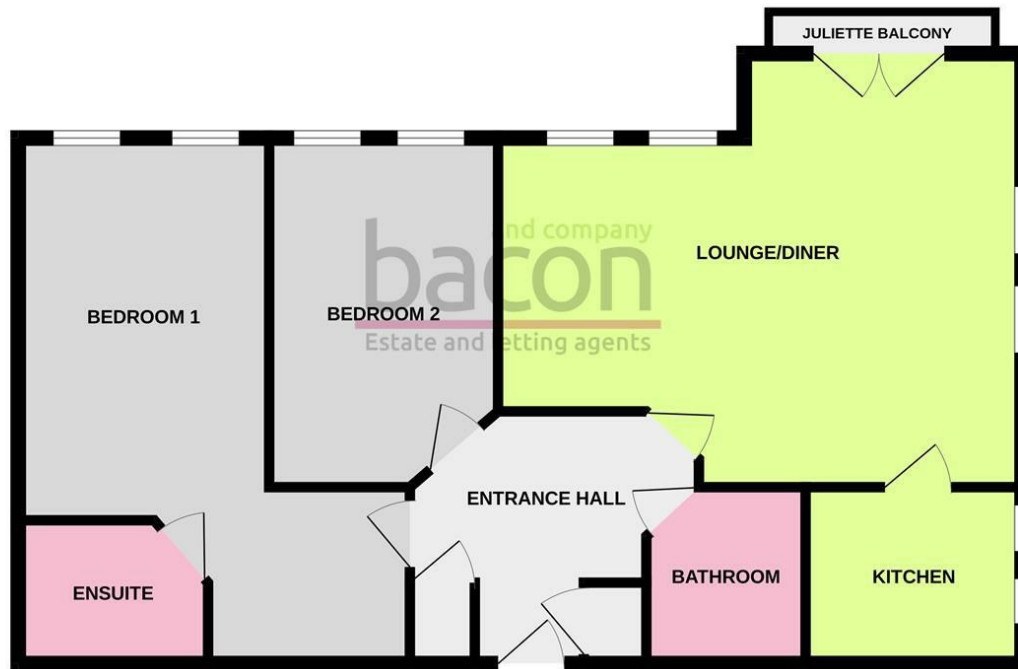
Council tax band: Band D

Version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



FIRST FLOOR
829 sq.ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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