



19 Pegasus Court, The Street, Rustington BN16 3NS  
**£180,000 Leasehold**

**HAWKE &**  
**METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- **Luxury Retirement Development**
- **Electric Heating & Double Glazing**
- **Central Location Near Shops**
- **First Floor with Lift**
- **Gated Entrance & Resident Parking**
- **Council Tax Band 'C'**
- **1 Double Bedroom**
- **Residents Lounge & Laundry Room**
- **EPC Rating: - 'B'**

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 village centre.

No. 19 is a first floor flat with Juliet balcony that overlooks the gardens to the rear. The property has electric heating and double glazing.

Features include: - Visiting Manager - 9am to 3pm Monday to Friday, 24 hour emergency pull cord system, security entry phone system, electrically operated vehicular gated access, residents lounge with kitchen and WC, laundry room, attractive landscaped gardens, external recharging facility for battery operated buggies, Estate Managers office and fully heated and carpeted communal areas.

Pegasus Court is situated just off The Street in Rustington and the entrance is opposite the Church.

Maintenance/Service Charge for year ending 31/3/2024 £3,724.47 per annum or £71.62 per week, (includes water and sewage)

Lease - 125 years from 2005

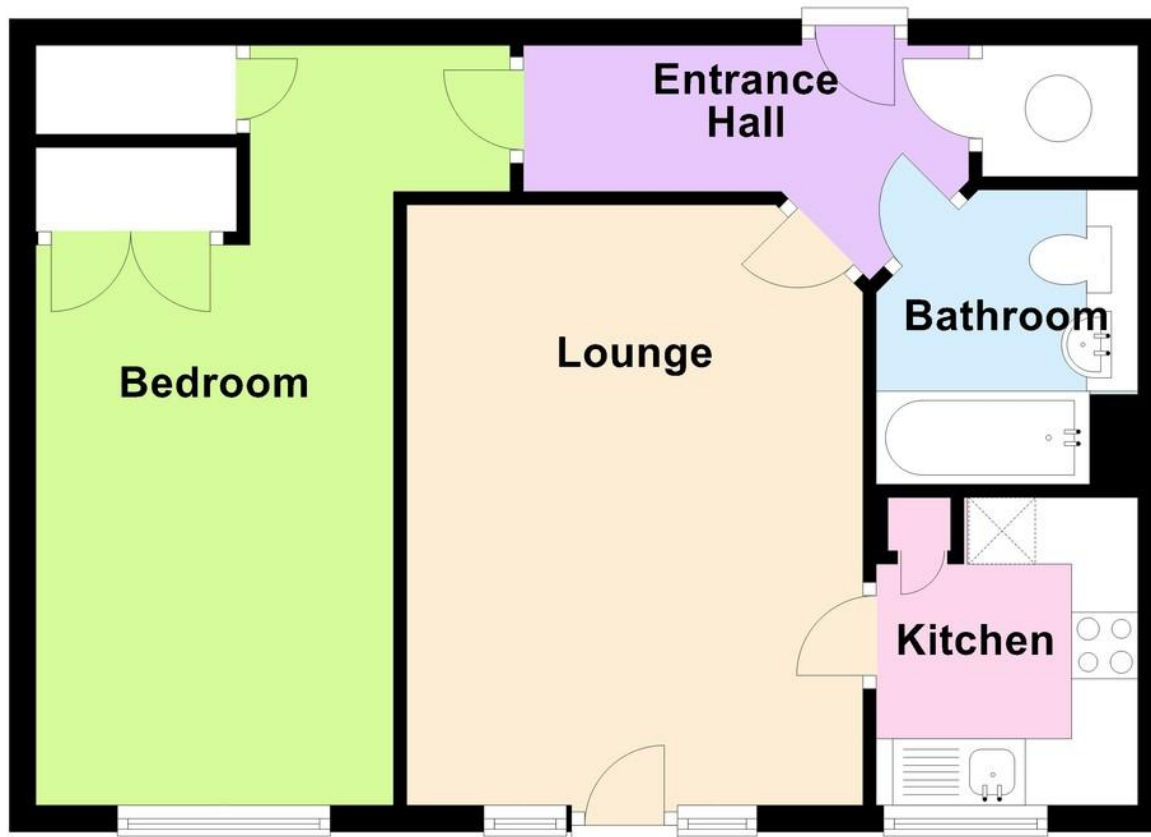
Ground Rent - £469 per annum

Age Restriction - 60+



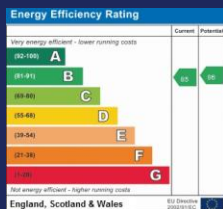
# First Floor

Approx. 47.5 sq. metres (511.5 sq. feet)



Total area: approx. 47.5 sq. metres (511.5 sq. feet)

- GATED MAIN ENTRANCE**
- SECURITY ENTRYPHONE SYSTEM**
- COMMUNAL HALLWAY**
- LOUNGE**  
14' 9" x 11' 3" (4.5m x 3.43m)
- KITCHEN**  
7' 7" x 6' 5" (2.31m x 1.96m)
- BEDROOM**  
13' 10" x 8' 10" (4.22m x 2.69m)
- BATHROOM/WC**
- RESIDENTS LOUNGE**
- LAUNDRY ROOM**
- GUEST SUITE**
- HOBBIES ROOM**
- RESIDENT PARKING**
- COMMUNAL GARDENS**



**01903 850450**

**90 THE STREET, RUSTINGTON, WEST SUSSEX,  
BN16 3NJ**

**sales@hawkemetcalf.co.uk**

**www.hawkemetcalf.co.uk**



