



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

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Retirement Apartment in Central Rustington
- First Floor with Lift
- 2 Bedrooms
- Modern Shower Room/WC
- Residents' Lounge & Guest Suite
- Visiting Manager & 24 Hour Alarm
- South Aspect
- Council Tax Band - 'D'
- EPC Rating 'B'

Set within a secure gated development, this impressive first floor retirement flat offers bright and well-proportioned living spaces, perfectly designed for comfort and peace of mind. Bathed in natural light thanks to its sought-after south-facing aspect, the flat features two spacious bedrooms and a modern shower room w/c making it ideal for those seeking both independence and a welcoming community atmosphere.

Residents enjoy a range of excellent communal facilities, including a comfortable residents' lounge, a laundry room, and heated communal hallways for year-round warmth. A passenger lift ensures easy access throughout the building, while a security entry phone system and 24-hour alarm pull cords provide additional reassurance. For your convenience, there is a visiting manager on hand, as well as modern electric heating throughout the property.

Outside, well-maintained communal gardens create a tranquil setting to enjoy the fresh air, and both resident and visitor parking is available.

The location is truly outstanding, situated right in the heart of Rustington village centre. Within just a short stroll, you'll find a comprehensive selection of shopping parades, excellent local bus services, and an array of other essential amenities. For those who appreciate being close to the coast, the beautiful seafront is approximately half a mile away.

This property offers an unrivalled combination of comfort, convenience, and security in an enviable village centre setting. Arrange your viewing today and discover everything this wonderful retirement flat has to offer.

Maintenance/Service Charge for year 2025/2026 £3,853.53 per annum (£74.11 per week) and includes water and sewage.

Lease - 125 years from 2005

Ground Rent - £469 per annum

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 ENTRYPHONE SYSTEM

COMMUNAL HALL & LIFT TO FIRST 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' 3" x 9' 10" (4.65m x 3m)

BEDROOM 2

15' 3" x 9' 2" (4.65m x 2.79m)

SHOWER ROOM/WC

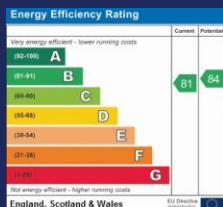
RESIDENTS' LOUNGE & KITCHEN

GUEST SUITE

LAUNDRY ROOM

HOBBIES ROOM

RESIDENT & VISITOR PARKING



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