



# Flat 20, Pegasus Court The Street, Rustington, BN16 3NS

£299,950

- Purpose Built Retirement Apartment In Premier Development Close To Rustington Village Shops
- Communal Lounge & Laundry Room
- Gated Development
- Chain Free With Vacant Possession
- 26'00 Lounge Diner With Views Over Gardens
- Attractive Landscaped Gardens
- Lift Served Block
- Residents Car Parking Area
- Two Double Bedrooms
- Tucked Away Position Close To Bus Route & Shops

# Pegasus Court The Street, Rustington BN16 3NS

Welcome to this charming apartment located on The Street in Rustington! This delightful flat boasts a modern design with 1 reception room, 2 cosy bedrooms, a well-appointed bathroom and views over the communal gardens.

The flat, built in 2005, exudes a sense of comfort and style, making it an ideal place to call home. With its convenient location in Rustington village, residents can enjoy the tranquillity of the area while still being close to local amenities and transport links.

Don't miss the opportunity to make this lovely flat your own and experience the best of Rustington living!



Council Tax Band: D

Tenure: Leasehold



### KITCHEN

7'7 x 6'5

### LOUNGE/DINER

26 x 11

### BEDROOM ONE

13'1 x 9'10

### BEDROOM TWO

15'2 x 9'3

### BATHROOM

7'2 x 6'1

### LEASE

Approx 106 Years  
Remaining

### SERVICE CHARGE

Approx £4,850 PA

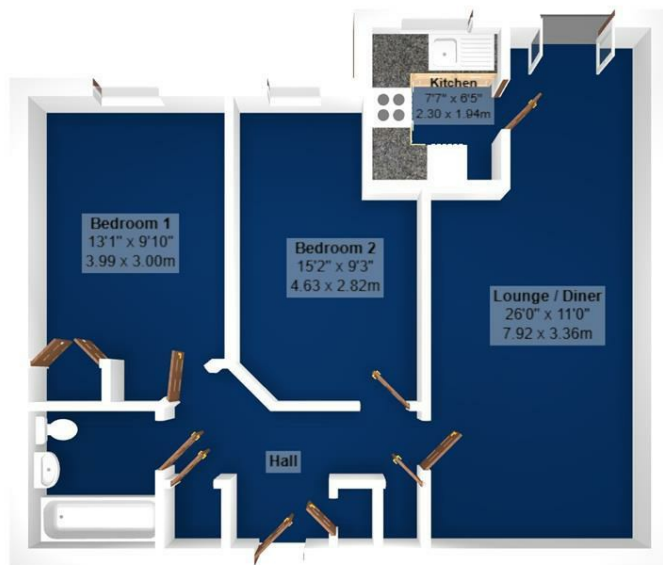
### GROUND RENT

Approx £469 PA

### AGENTS NOTE

Under the provisions of the Estate Agents Act 1979, Molica Franklin Estate Agents wish to declare that they have connected persons in relation to this property.



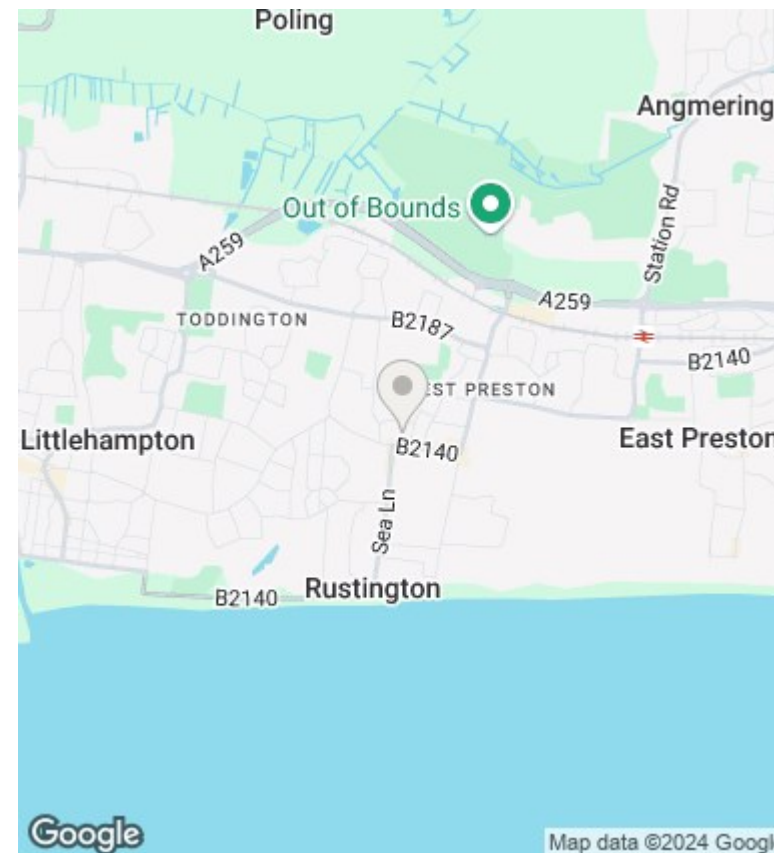


Second Floor

Total Area: 752 ft<sup>2</sup> ... 69.9 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jtm 2024

Rustington is a charming coastal village nestled between Chichester and Brighton. Located just south of the A259, it enjoys excellent connectivity to the larger neighboring towns of Bognor Regis and Worthing. The village boasts a comprehensive center featuring a wide range of retailers, restaurants, and coffee shops, providing a vibrant community atmosphere. Essential services such as doctors' surgeries, dentists, and other comprehensive amenities are all conveniently nearby. Additionally, a good local bus service runs along the seafront, making transportation easy and accessible.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	82
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.