



1st Floor

Total Area: 748 ft<sup>2</sup> ... 69.5 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

**Tenure:** We understand there are approx. 105-years remaining on the original 125-year lease (commencement date: 1/1/2005)

**Maintenance Fee:** £2482.98 (last six-monthly charge 1/10/23 - 31/3/24)

**Ground Rent:** £470.00pa

**Council Tax Band:** D

**Energy Efficiency Rating:** B

**Agent's Note:** This development is age restricted to 60 years+

NB: Whilst every effort has been taken to ensure the accuracy of the above information, we recommend you seek verification from your legal representative at your earliest opportunity.

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office  
01903 770095  
rustington@glyn-jones.com

**23 Pegasus Court, The Street,  
Rustington, West Sussex, BN16 3NS  
£290,000 (Leasehold)**

**Glyn-Jones**



**Complemented by a pleasant southerly aspect is this spacious, first-floor retirement apartment, which is now being offered for sale with NO ONWARD CHAIN.**

In brief, the accommodation comprises; two double bedrooms; an approx. 26ft long lounge/dining room, with 'Juliet' style balcony; fitted kitchen, encompassing an integrated oven and fridge/freezer; and a sizeable bathroom/WC.

Further benefits include an entrance hall, with built-in storage; double glazing; an emergency pull cord/security entry system; and access to a wide range of communal facilities, namely a resident's lounge/kitchen, laundry room, and a secure parking area, with electric gates. Additionally, there is a house manager on site for added security and peace of mind.

The central location of Pegasus Court is an outstanding attribute, being within only 250 metres of Rustington's comprehensive shopping parade and numerous other important local amenities. Furthermore, the picturesque seafront, with its wonderful greensward and long promenade that extends to nearby Littlehampton, can be found within only 1 mile.



At an Average rating of **4.9/5** ★★★★★



Rustington Office  
01903 770095  
www.glyn-jones.com



**23 Pegasus Court, The Street, Rustington, West Sussex BN16 3NS**  
**£290,000 (Leasehold)**



“ ...an approx. 26ft long lounge/dining room, with 'Juliet' style balcony...”



Public transport is also conveniently close to hand, with the renowned 700 bus service operating along nearby The Street, whilst Angmering mainline railway station is found within only approximately 2 miles.

Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing.

