



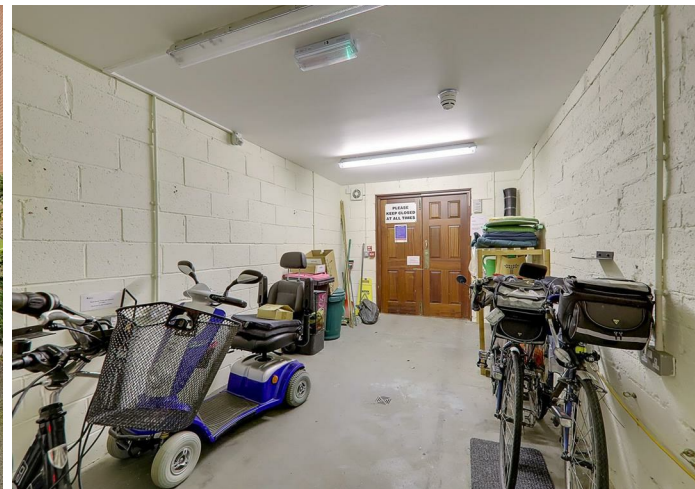
9 Pegasus Court, Shelley Road, Worthing, BN11 4TH
£1,000 Per Month



This one bedroom Retirement Flat forms part of Pegasus Court which is situated in a prime location in Shelley Road (and on the Southern corner of Shakespeare Road). The town centre is within easy reach as is the seafront and Shelley Medical Group. This flat is very well presented having been decorated throughout and new carpeting. The accommodation comprises of a communal entrance with stairs or passenger lift to all floors, entrance hall, 19'5 lounge/diner, fitted kitchen with integrated appliances, double bedroom with recessed double wardrobe and bathroom/wc with a low level bath and shower over. Externally the property benefits from attractive communal gardens and residents/visitors parking. Other features include double glazing, electric heating, useful hallway cupboard, emergency pull cords and a Juliette balcony in the lounge, offering the ability to have a free flow of fresh air. Communal benefits include: onsite house manager, residents lounge and kitchen, visitors guest suite, buggy storage room, laundry room. Water Rates are included within the rent. Applicants must be over 60 years and in good health. Epc B Council Tax B

- CHAIN FREE
- Worthing Town Centre
- First Floor
- Passenger Lift
- 19'5 Lounge/Diner
- Double Bedroom
- 24 Hour Emergency Assistance
- Residents Parking
- Communal Areas and Facilities





Communal Entrance

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

First Floor

Private door to:

Entrance Hall

Recessed good-size storage cupboard with shelving - housing electrical consumer unit and hot water tank. Secure telephone entry system. Emergency pull cord.

Lounge/Diner

5.92m x 3.18m (19'5 x 10'5)
Double glazed French doors opening to JULIETTE BALCONY. Two night storage heaters. Emergency pull cord. Door to:

Kitchen

2.36m x 1.93m (7'9 x 6'4)
Roll edge work surface having inset single drainer stainless steel sink with swan neck mixer tap and draining board. Fitted fan oven. Four ring electric stove with extractor cooker hood over. Integrated fridge/freezer. Tiled splashback. Plinth heater. Matching range of cupboards, drawers and eye level wall units. Two double glazed windows.

Double Bedroom

5.51m x 2.79m (18'1 x 9'2)
Two double glazed windows. Night storage heater. Emergency pull cord. Recessed double wardrobe with shelving and hanging rail.

Bathroom/wc

2.54m x 1.88m (8'4 x 6'2)
Panelled bath with thermostatic mixer tap and shower attachment. Close coupled wc. Vanity unit with wash hand basin and cupboard below. Shaving socket and wall light. Fully tiled walls. Extractor fan. Emergency pull cord.

Communal Facilities

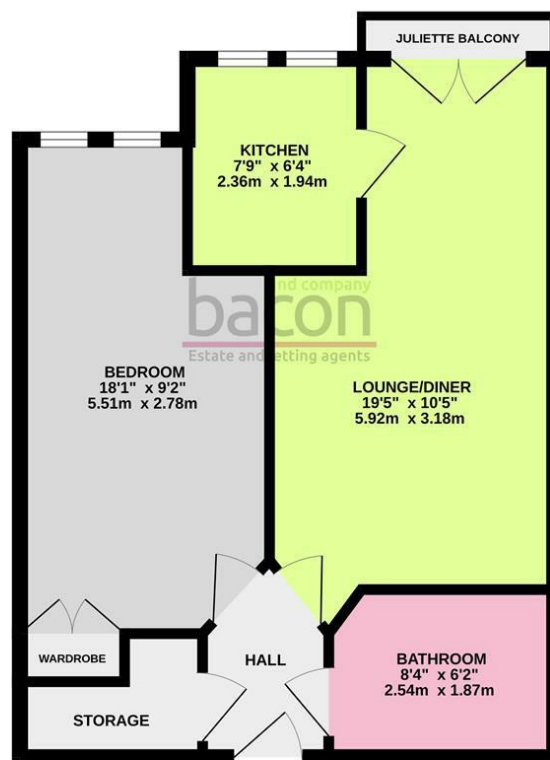
- Onsite house manager
- Communal gardens
- Communal residents lounge with kitchen area
- Visitors guest suite, with availability to book
- Buggy/bicycle storage room
- Laundry room
- Water rates included within the service charge

Residents Parking

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



FIRST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 560sq.ft. (52.0 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	85	85
(69-80) C		
(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



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