



9 Pegasus Court, Shelley Road, Worthing, BN11 4TH  
Guide Price £100,000

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A one bedroom first floor retirement flat located close to Worthing's seafront and Town Centre with access to local shops and public transport nearby. Briefly the accommodation comprises: 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. Externally the property benefits from attractive communal gardens and residents/visitors parking. Other benefits include double glazing, electric heating and emergency pull cords. Communal benefits include: onsite house manager, residents lounge and kitchen, visitors guest suite, buggy storage room, laundry room. CHAIN FREE

- 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.

### Tenure and Lease Information

Length of lease: Approximately 100 years remaining

Annual service charge: £4,244.43 per annum

Service charge review period: TBC by vendor

Annual ground rent: £399 per annum

Ground rent review period: TBC by vendor

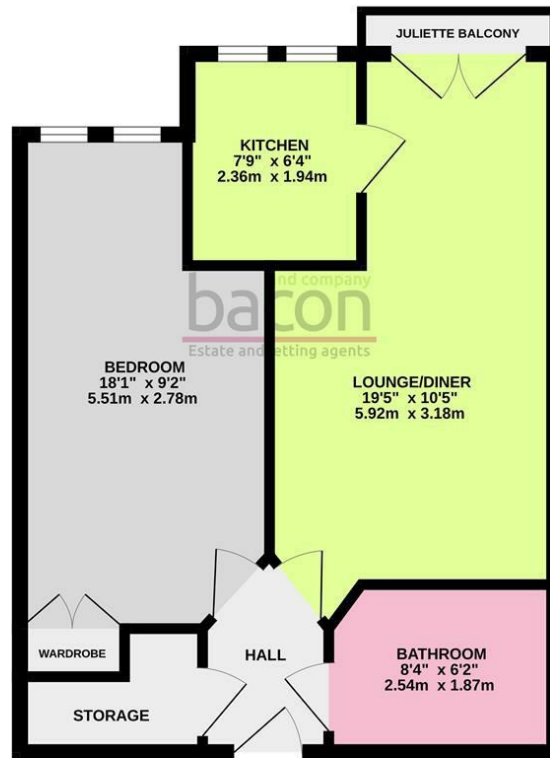
Council tax band: Band B

Draft version: 2

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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