



32 Pegasus Court, The Street, Rustington BN16 3NS  
**£179,950 Leasehold**

**HAWKE &**  
**METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- **Luxury Second Floor Retirement Apartment**
- **Delightful Views of the Garden**
- **Passenger Lift to Top Floor**
- **Double Bedroom with Built in Cupboards**
- **Viewing Recommended**
- **Close to Shops & Village Centre**
- **Gated Resident Parking**
- **Council Tax Band 'C'**
- **EPC Rating 'C'**

Situated in the vibrant heart of Rustington, West Sussex, this delightful one double bedroom retirement flat offers both comfort and convenience in a sought-after coastal village location. Set on the second and top floor of this purpose-built development, residents enjoy the benefits of a lift and a secure, gated car parking for both residents and visitors, as well as an additional secure entry system for peace of mind.

The flat itself boasts lovely views over the well-maintained communal gardens, creating a peaceful setting to relax and unwind. Inside, you will find a spacious double bedroom, a modern shower room with WC, and electric heating throughout. The development offers an array of thoughtfully designed communal facilities, including a welcoming residents' lounge, a laundry room, and the reassuring presence of a visiting manager.

Just steps away, the comprehensive shopping parades of Rustington village centre provide a wealth of shops, cafes, and essential amenities, making every day errands effortlessly convenient. For those who relish seaside living, the picturesque Rustington seafront awaits approximately half a mile from your doorstep, perfect for leisurely strolls or simply soaking up the fresh sea air.

This lovely property is an ideal choice for those seeking an active yet tranquil retirement lifestyle close to local attractions and community amenities. Arrange a viewing today to fully appreciate all that this welcoming home and its prime village location have to offer.

Maintenance/Service Charge for year ending 31/3/2024 £3,724.47 per annum or £71.62 per week, (includes water and sewage)

Lease - 125 years from 2005

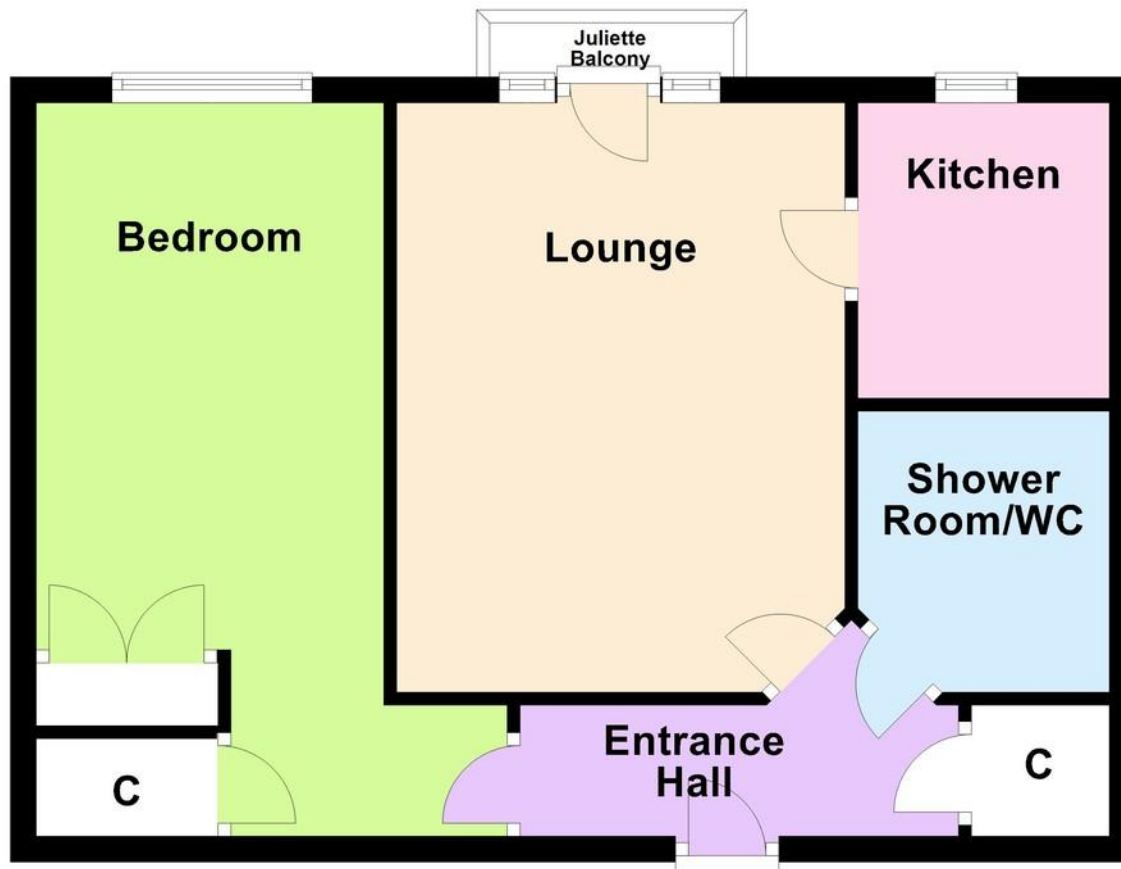
Ground Rent - £469 per annum

Council Tax - Band 'C'



## Second Floor

Approx. 47.1 sq. metres (506.9 sq. feet)



Total area: approx. 47.1 sq. metres (506.9 sq. feet)

**GATED ENTRANCE**

**SECURITY ENTRYPHONE SYSTEM**

**PASSENGER LIFT & STAIRS TO SECOND FLOOR**

**ENTRANCE HALL**

**LOUNGE**

15' x 11' 4" (4.57m x 3.45m)

**JULIET BALCONY**

**KITCHEN**

7' 5" x 6' 4" (2.26m x 1.93m)

**DOUBLE BEDROOM**

13' 10" x 8' 9" (4.22m x 2.67m)

**SHOWER ROOM/WC**

**RESIDENTS LOUNGE & KITCHEN**

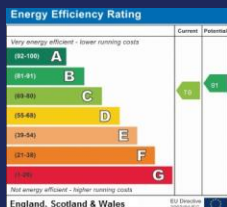
**GUEST SUITE**

**LAUNDRY ROOM**

**HOBBY ROOM**

**RESIDENT PARKING**

**COMMUNAL GARDEN & PATIO**



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