



Pegasus Court, High Street, Billingshurst, West Sussex, RH14 9EW



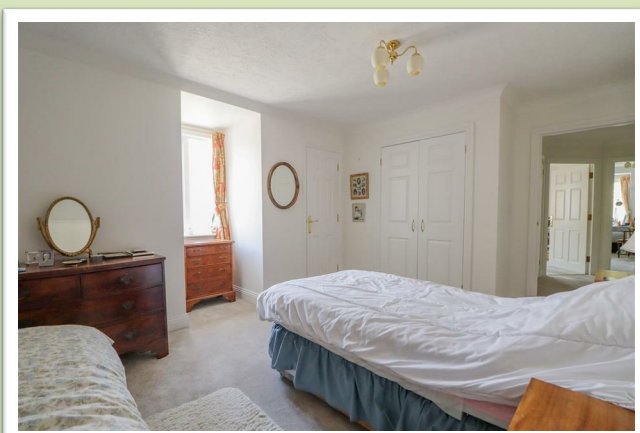
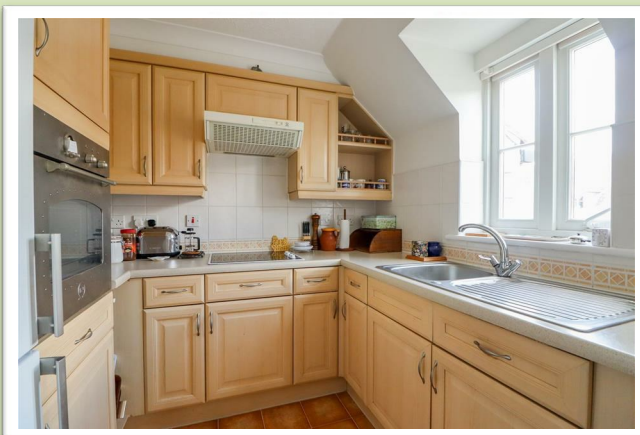


Being sold with no ongoing chain and commanding a prime position, this large two double bedroom retirement flat is situated in Pegasus court, one of the most sought-after retirement developments in the area. With views overlooking the high street, the location can't be beaten for someone looking to enjoy the ease of village-centre living, an attractive outlook, and generous space in a stylish apartment.

Pegasus Court is designed for those aged 60 and over, with call-care systems in every apartment, you can live as independently as you wish, but can also make use of the delightful communal spaces on offer. Accessed by either a lift or elegant wooden staircase, this property is on the 2nd floor.

All rooms lead from the spacious entrance hall. The property has been redecorated with neutral tones, and updated flooring making this a bright and welcoming space. The open plan living/dining room is a generous size and benefits from a feature bay window area in the corner providing a wonderful nook and a touch of character. There is a small but well-equipped kitchen area off the lounge with a range of base and wall units, a built-in oven, hob and extractor as well as space for a freestanding fridge/freezer. The principal bedroom includes a large built-in wardrobe and a further large double bedroom and bathroom complete the internal accommodation.





Accommodation with approximate room sizes:

ENTRANCE HALL

LIVING/DINING ROOM 19'4" max x 17' max (5.89m max x 5.18m max)

KITCHEN 6'9" x 7'8" (2.06m x 2.34m)

BEDROOM ONE 16'11" max x 13'5" max (5.16m max x 4.09m max)

BEDROOM TWO 14'8" x 8'3" (4.47m x 2.51m)

SHOWER ROOM 6'8" x 6'5" (2.03m x 1.96m)

OUTSIDE:

COMMUNAL PARKING

COMMUNAL GROUNDS

OTHER FACILITIES:

COMMUNAL LOUNGE

COMMUNAL LAUNDRY

STORAGE ROOM

VISITORS SUITE

OUTGOINGS:

LEASE LENGTH: 104 years

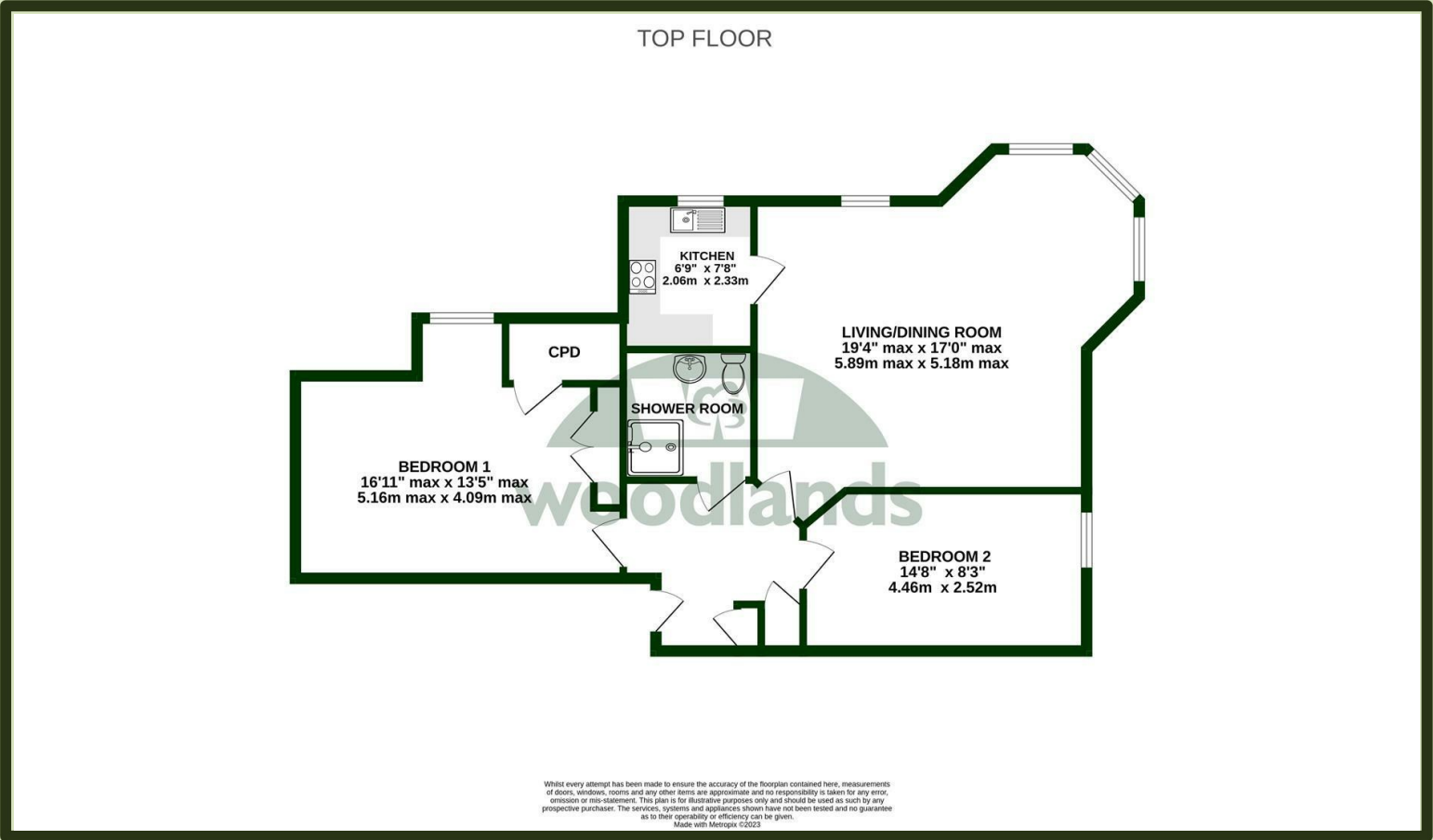
MAINTENANCE: £5,217.19 per annum

GROUND RENT: £399 per annum.

NO ONWARD CHAIN



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LOCATION: Pegasus Court is a popular retirement development within the picturesque village of Billingshurst. The development is situated within a short walk of Billingshurst's mainline station, which provides a regular service to London Victoria as well as the south coast. The leisure centre, with its swimming pool complex and schooling for all age groups, is also only a short walk from this development making it the ideal location. Located on the historic village High Street with its comprehensive range of amenities, further convenience can be found in the larger provincial centre of Horsham with its wide range of national and independent retailers which is just under 9 miles distant.

DIRECTIONS: From Horsham Town Centre proceed in a Westerly direction along the Guildford Road (A281). At the flyover roundabout take the first exit following the signs to Guildford. At the next roundabout turn right and go straight ahead at the next roundabout. Proceed down the hill and through the traffic lights. At the next roundabout by Newbridge Garden Centre, turn left onto the Five Oaks Road (A264). Continue along this road for approximately 3 miles and in the village of Five Oaks turn left at the small roundabout following the signs to Billingshurst. Proceed along this road passing Sotherby's on your left hand side. At the roundabout take the third exit and stay on Stane Street. At Hilland roundabout take the second exit onto High Street. Proceed to the mini roundabout where Pegasus Court can be found on the corner.

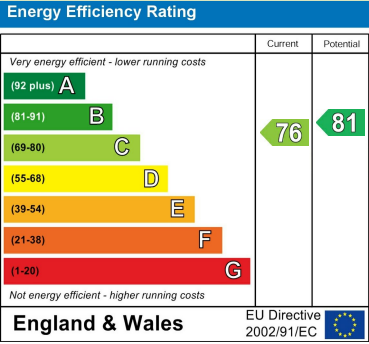
COUNCIL TAX: Band D.

EPC Rating C.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



MISREPRESENTATION ACT

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NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information.

The mention of any appliances and/or services, does not imply they are in full and efficient working order.