



8 Pegasus Court Shelley Road, Worthing, BN11 4TH
Asking Price £150,000



A well presented one double bedroom second floor retirement flat located 600 yards from Worthing's seafront. Briefly the accommodation comprises: Communal entrance with stairs or passenger lift to all floors, entrance hall, double aspect lounge, modern fitted kitchen with integrated appliances, sizable double bedroom with built in wardrobes and shower room/wc. Externally the property benefits from attractive communal gardens and visitors parking. Other benefits include double glazing, electric heating and emergency pull cords. Communal benefits include: onsite house manager, communal gardens, communal residents lounge and kitchen, visitors guest suite, buggy storage room, laundry room.

- One Double Bedroom
- Modern Fitted Kitchen
- Double Aspect Living Room
- Juliette Balcony
- Modern Bathroom
- Communal Gardens
- Residents Parking
- Communal Facilities





Entrance Hall

Storage cupboard. Linen cupboard housing hot water tank with immersion heater.

Living Room

5.59 x 3.43 (18'4" x 11'3")

Double aspect living room with double glazed windows and French door style window to Juliette balcony. Slimline night storage heater.

Kitchen

2.39 x 1.96 (7'10" x 6'5")

Double glazed windows. Modern fitted kitchen with range of light coloured units comprising of base units with matching wall units. Roll top work surfaces incorporating single drainer sink unit with mixer tap. Integrated appliances including four ring electric hob with extractor, fridge/ freezer and space for oven,

Bedroom

4.37 x 2.74 (14'4" x 8'11")

Bathroom

Fully tiled walls. Step in shower cubicle with electric shower. Vanity unit with wash hand basin. Low level wc. Extractor fan, wall mounted electric heater, electric towel radiator.

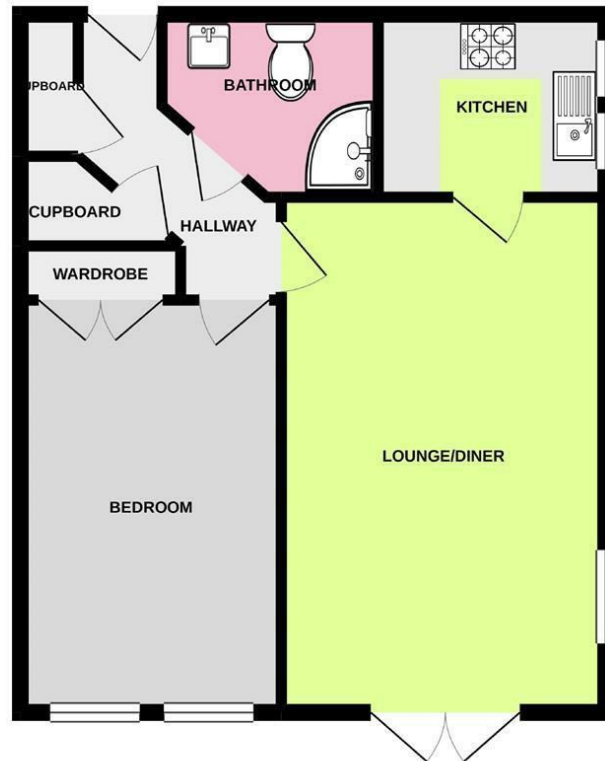
Communal Facilities

Residents of Pegasus Court benefit from house manager, residents lounge, laundry room, visitor guest suite, residents parking and indoor electric buggy garage.

Communal Gardens



FIRST FLOOR



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 for 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		
(69-80) C	77	79
(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 confirm their condition or working order.



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