



Flat 21 Pegasus Court Shelley Road, Worthing, BN11 4TH
Guide Price £175,000

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A well presented two 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, triple aspect lounge with feature bay turret, fitted kitchen with integrated appliances, two double bedrooms 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. CHAIN FREE

- CHAIN FREE
- Central Worthing Location
- Popular Retirement Living
- Two Double Bedrooms
- Living/Dining Room
- Feature Bay Turrett Dining Area
- Shower Room/wc
- Kitchen
- Communal Facilities
- Unallocated Parking





Communal Entrance

Secure door with passenger lift or stairs to:

Second Floor

Private door to:

Entrance Hall

Two recessed storage cupboards. Electric radiator. Access hatch to loft. Care assistance intercom.

Lounge and Feature Dining Room

5.82m x 4.75m (19'1 x 15'7)

Lounge Area:

Double glazed French doors opening to JULIETTE BALCONY. Electric radiator. Levelled and coved ceiling. Door to Kitchen. Emergency pull cord.

Dining Area:

Located within the Turret of the building and a unique feature of this retirement property. Five double glazed windows with East, South and West aspects. Electrical radiator.

Kitchen

2.31m x 1.93m (7'7 x 6'4)

Roll edge work surface with inset single drainer stainless

steel sink with mixer tap and draining board. Four ring 'Bosch' hob with extractor over. Fitted oven. Fitted microwave. Integrated 'Bosch' fridge/freezer. Matching range of cupboards, drawers and eye level wall units. Two double glazed windows. Tiled splashback.

Bedroom One

5.05m into wardrobe x 3.05m (16'7 into wardrobe x 10')

Two double glazed windows. Electric radiator. Emergency pull cord. Built in storage cupboard with shelving. Matching fitted wardrobes with shelving and hanging rail space and over head cupboards.

Bedroom Two

3.10m x 2.64m (10'2 x 8'8)

Two double glazed windows. Electric radiator. Emergency pull cord. Fitted wardrobe with shelf and hanging rail.

Shower Room/wc

Step in shower tray with glazed screen and wall mounted controls. Close coupled wc. Vanity unit with wash hand basin. Electric radiator. Extractor fan. Mirrored medicine cabinet. Emergency pull cord.

Communal Facilities

-Onsite house manager

-Communal gardens

-Communal residents lounge and kitchen

-Visitors guest suite

-Buggy storage room

-Laundry room

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: 101 years remaining

Annual service charge: £4,961 per annum

Service charge review period: TBC by vendor

Annual ground rent: £449 per annum

Ground rent review period: TBC by vendor

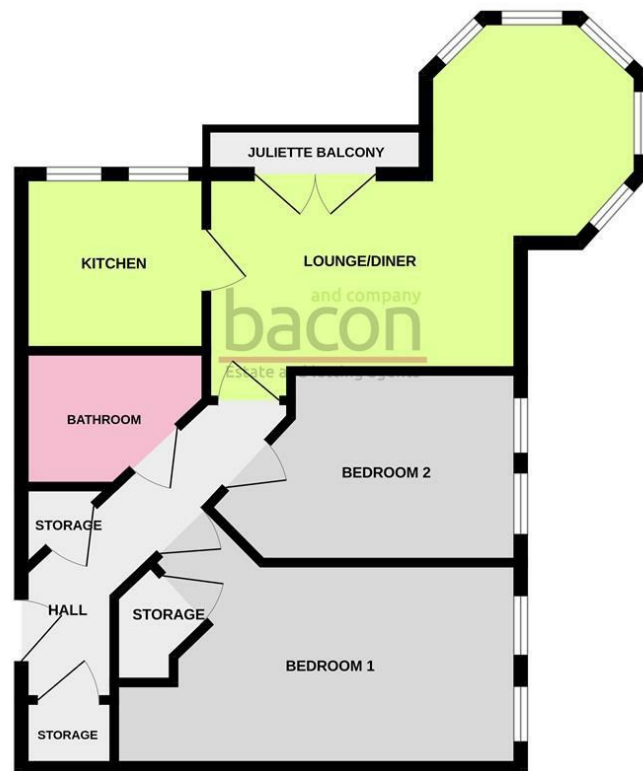
Council tax band: Band C

Draft version: 1

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



SECOND 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 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		
(69-80) C		80
(55-68) D	62	
(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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