



Shelley Road, Worthing, BN11 4TH – £125,000

Aspire Residential are delighted to bring to the market this spacious one-bedroom retirement flat in the popular development of Pegasus Court. Communal facilities in this development include a resident's lounge, kitchen and laundry room, as well as a guest suite for visitors. This property has the benefit of a 24/7 care line service, parking, and no forward chain. Pegasus Court is only a short walk to the seafront, local shops, and train station. Call us today to book your viewing

Key Features:

- Retirement apartment
- One double bedroom
- Juliette balcony
- No forward chain
- Non-allocated parking
- EPC - Ordered

www.aspireresidential.co.uk

28 Goring Road , Worthing, BN12 4AD
01903 259961 info@aspireresidential.co.uk



Entrance Hallway

Storage cupboard housing meters and fuse box. Emergency pull cord. Airing cupboard. Electric heater. Carpets.

Bathroom

Floor to ceiling tiled walls. Low level bath with overhead shower. Chain flush w/c. Pedestal wash hand basin with vanity storage below. Emergency pull cord.



Bedroom *14' 2" x 8' 11" (4.31m x 2.72m)*

Double glazed window to rear. Built in wardrobe with hanging rails and shelving. Storage heater. Emergency pull cord. Carpets.

Lounge *18' 1" x 11' 2" (5.51m x 3.40m)*

Double glazed doors to rear opening to Juliette balcony. Double glazed frosted window to side. Two electric storage heaters. Emergency pull cord. Carpets.



Kitchen *7' 7" x 6' 4" (2.31m x 1.93m)*

Double glazed frosted window to side. Matching range of wall and base units. Floor to ceiling tiled walls. Stainless steel sink inset to work top with mixer tap and draining board. Integrated appliances include a fridge/freezer, eye level fan assisted oven and a four ring electric hob with extractor fan. Vinyl flooring.

Communal Facilities

Include:

Guest suite

At chargeable rate per night for guests.

Laundry room

A selection of washing machines and dryers as well as ironing facilities.

Lounge/Kitchenette

Communal seating and kitchen facilities for residents.

Garden

With seating facing west.

Maintenance

£1500 every 6 months which includes ground rent.

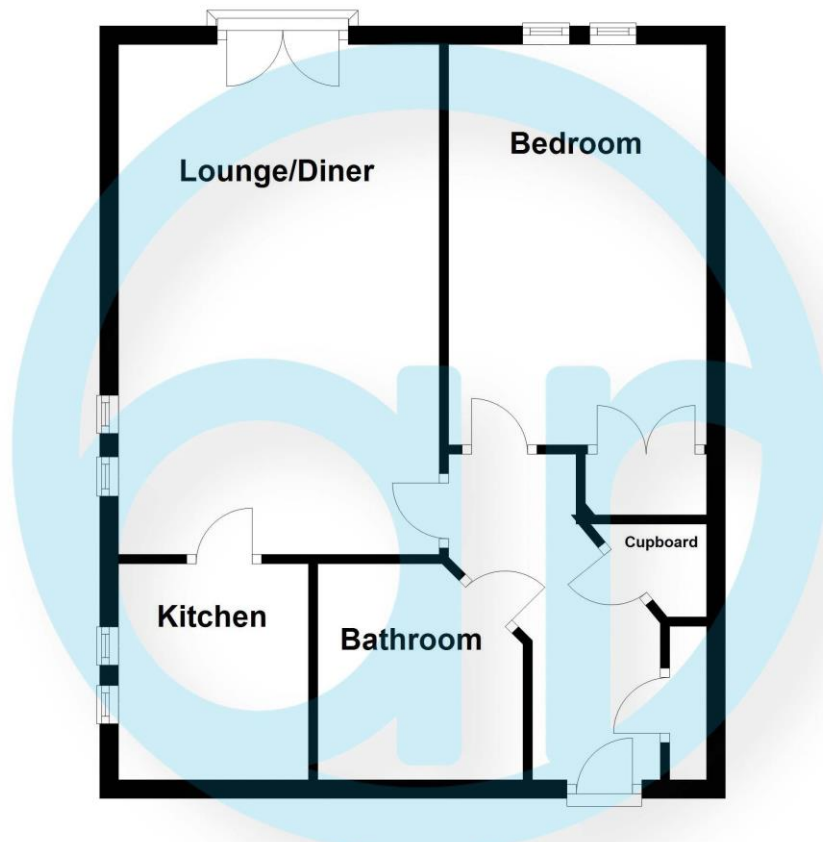
Tenure - Leasehold

102 years remaining.



Floor Plan

Approx. 49.8 sq. metres (535.9 sq. feet)



Total area: approx. 49.8 sq. metres (535.9 sq. feet)

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