



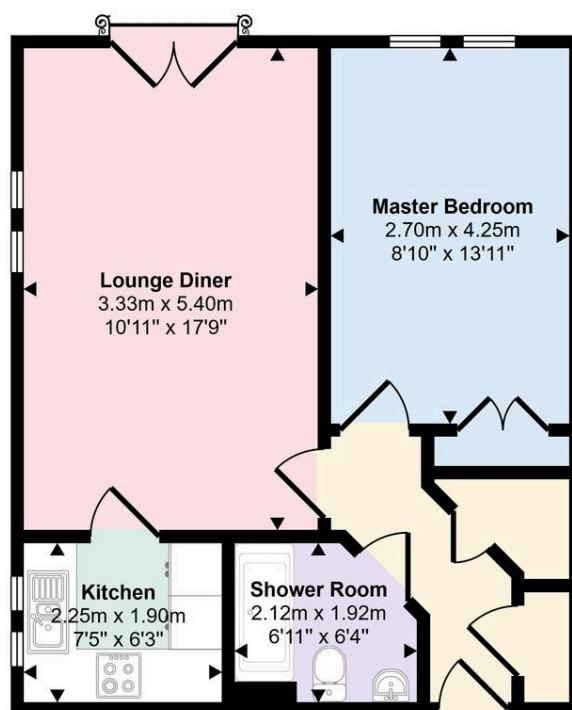
Flat 18, Pegasus Court Shelley Road, Worthing – BN11 4TH

£110,000 Leasehold

A bright one bedroom retirement apartment with lift access, Juliet balcony and leafy outlook. Communal gardens and residents' lounge, close to Worthing town centre and the seafront.



Approx Gross Internal Area
46 sq m / 497 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

With a leafy outlook, a Juliet balcony and access to attractive communal gardens, this one bedroom retirement apartment offers a comfortable home within Pegasus Court on Shelley Road. Situated on the second floor, with lift access, it combines a convenient Worthing location with shared facilities and the reassurance of an emergency call system.

The entrance hall provides useful storage and leads into a bright living and dining room. Windows on two sides draw in plenty of natural light, while glazed double doors open to a Juliet balcony overlooking the trees and gardens below. At approximately 5.4 metres long, the room offers space to arrange both seating and a dining table, creating an inviting setting for relaxing or entertaining.

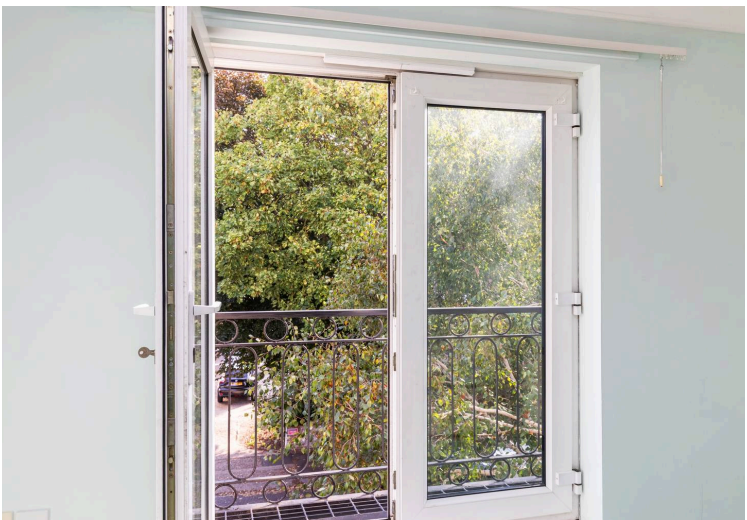
A glazed door leads through to the separate kitchen, where white cabinetry is complemented by contrasting worktops and tiled splashbacks. An eye-level oven, electric hob and extractor are incorporated into the layout, while a window above the sink brings in natural light.

The double bedroom enjoys a pleasant outlook towards the surrounding greenery and benefits from a built-in wardrobe, leaving space for additional bedroom furniture. The shower room has a wide shower enclosure, a washbasin set within a vanity unit and a WC, with tiled walls completing the room.

Beyond the apartment, Pegasus Court offers welcoming spaces to spend time with neighbours or visiting friends. The communal lounge provides seating and tables for socialising, while the gardens combine lawns, established planting and paved seating areas where residents can enjoy the outdoors.

The development also provides an estate manager, a 24-hour emergency call system, communal laundry facilities and a guest suite for visitors. A lift serves all floors, and there is a communal car park.

Shelley Road places the apartment within easy reach of Worthing town centre and approximately 600 yards from the seafront promenade, making it a convenient base for enjoying the town and coast.





Matthew Anthony incorporating Stafford Johnson

325 Goring Road, Goring-By-Sea - BN12 4NX

01903 501105

info@matthewanthonny.co.uk

www.matthewanthonny.co.uk

Leasehold: Approximately 99 years remaining.

Service charge: £4,552.60 per annum.

Ground rent: £399 per annum.

Council Tax: Band B

Residents must be over 60, or, for a couple, one must be over 60 and the other over 55.