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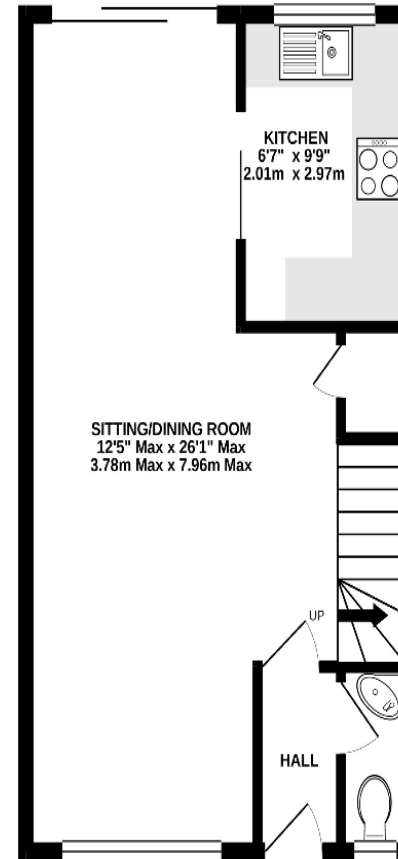


2 Bedroom End of Terraced House  
£299,950 Leasehold

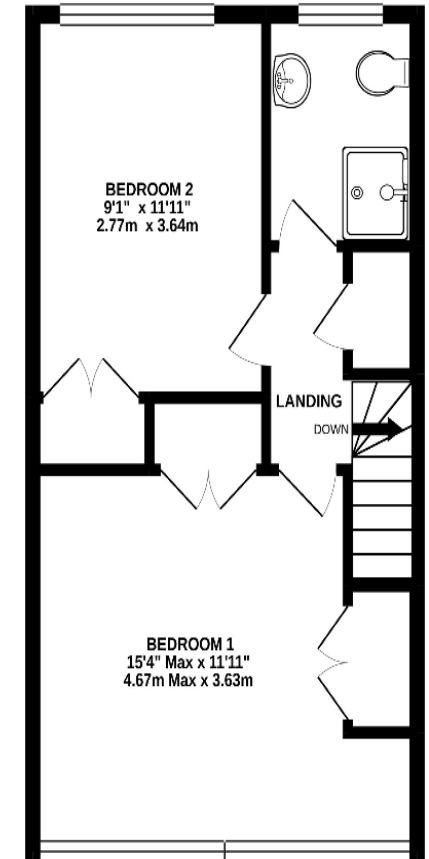
## Floor Plan:

- Chain free
- Walking distance to amenities
- 2 double bedrooms
- 26' reception room
- Low maintenance rear garden
- Freshly decorated
- Cloakroom
- Garage in nearby compound

GROUND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.6 sq.m.) approx.

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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## The Property:

An exceptionally well presented two bedroom end of terrace house situated in a popular cul-de-sac that is within walking distance of the town centre.

The property is arranged over two floors and the accommodation comprises two double bedrooms, shower room, a sizeable reception room with patio doors onto the garden, kitchen and ground floor cloakroom.

Externally, the property offers a low maintenance rear garden and a small lawned area to the front with a border of mature shrubs. Garage in nearby compound.

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## The Location:

Located within easy walking distance to the Rustington Village centre where there are plenty of amenities. Nearby towns of Arundel, Chichester and Brighton offer a more comprehensive display of shops restaurants and bars.

There is an abundance of leisure activities on your doorstep, many of them being sea based including sailing, windsurfing and kayaking from various beaches and sailing clubs along the south coast. To the north, lies the rich un-spoilt countryside of the South Downs National Park criss-crossed with many footpaths and bridle paths providing opportunities for walking and mountain biking. Nearby Goodwood also provides facilities including its internationally known racecourse, golf course, country club, airfield and motor racing circuit. It also plays host to the annual Festival of Speed and the Revival.

There is a mainline station at Angmering providing a regular service to London Victoria.

### Property Information

**Services:** Mains gas, electricity, water and drainage. Broadband available

**Council Tax:** Arun District Council, Maltravers Road, Littlehampton. Tel: 01903 737500 Council Tax Band C

# Welcome to Pegasus Properties



## About us...

From large country estates to coastal properties, cottages, investments and family homes, our team has over 90 years experience in delivering outstanding client care. Our aim is to always provide you with a friendly, knowledgeable and unrivalled level of service. We place great emphasis on providing a modern, bespoke, personal and highly professional experience at Pegasus Properties and we are dedicated to delivering the very best results for all our clients.

Professionalism, Quality, Responsiveness, Value



“ Peter and Nick made what was the most impossible chain a reality. We sold in no time at all at over asking price and Peter made it his daily objective to take matters in his own hands to get the job done! Would use again in a heartbeat! ”

Clare P

“Pegasus have been a joy to deal with. Peter was great with advice and guidance at the start when placing the property on the market, followed by Nick who has provided continuing helpful support throughout the selling process. Friendly service with consistently excellent communication. Nick particularly would investigate any bumps in the road & work with all parties to find a resolution. Would not hesitate to recommend, keep doing what you do! Many thanks.”

Alison S

“We highly recommend Nick who was so professional and efficient in selling our home. After agreeing the sale he was always in regular contact with updates and reachable to discuss any questions we had. Thank you to not only Nick but also Peter, Carol and Richard at Pegasus for everything. We don't want to move anytime soon because we love our new house but if we did we would certainly use Nick and Pegasus again.”

Matt R

“Nick and the team at Pegasus are just brilliant! They managed the sale of 2 family properties and the service they gave was outstanding. During such a stressful time Nick was so reassuring, informative, professional and caring. He kept us updated weekly with the chain progression. Would recommend ( and have done!) 110%. Well done so pleased to have sold with Pegasus!”

Abi E



## Traditional Values

First and foremost we believe in communication and great customer care. We don't want you to feel like your being passed from pillar to post and getting frustrated with the lack of answers when you need them. Every single one of our team is on hand to help. We take great pride in making sure you are informed about everything concerning your house move as soon as it happens.



## Professional Service

You only get once chance to make a first impression and when it comes to property we want to make you stand out. Every property is special in it's own way and we always look for the unique character which makes it shine above the rest. All of our properties benefit from professional photography, too many hours scrolling through the internet has taught us that the care and attention we pay to your home will help attract more attention over the competition.

We love what we do and we want you to enjoy the experience just as much as we do.



## Modern Technology

Our approach has always been to stay at the forefront of technology, that said we believe in utilising it in the right way. From the latest management systems through to our comprehensive marketing methods, we make sure everything we have in place, benefits you! Our systems track the progress of your sale from start to finish and alert us throughout the process if things are taking longer than they should. Our marketing methods include advertising across the UKs major property websites, niche property platforms and exclusive magazines. Whether it's a 2 bedroom end of terrace or a grand country home, we have every angle covered.



# Your local Property Professional



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