

£170,000-£180,000 guide price

Flat 11 Gibson Court, Spences Lane, Lewes, East Sussex, BN7 2HE

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The property...

We are pleased to market for sale this 1 bedroom, first floor flat located in the popular Malling area of Lewes. The property features a sitting room, separate fitted kitchen, double bedroom and newly fitted modern shower room. Ideally located, within walking distance of the town centre which is home to a variety of shops, cafes and restaurants.

ENTRANCE HALL- Door to space for coats and shoes and doors to principal rooms

KITCHEN- A great fitted kitchen comprising white wall and base units with contrasting granite effect work surfaces and tiled splash surround, stainless steel one and half bowl sink with generous double-glazed window above filling the space with natural light. 4 ring gas hob with cooker hood above and integrated oven below, space for fridge and washing machine. Built in cupboard, convenient for storage as a pantry

SITTING ROOM– Wonderful space with side aspect double glazed window overlooking the gardens and inset that is currently used as study space

BEDROOM- A great double bedroom with rear aspect double glazed windows, southerly facing flooding the room with natural light and overlooking the gardens

BATHROOM- Modern white suite comprising a walk-in shower with handheld and waterfall heads, tiled surround and glass screen, wash hand basin with set in vanity unit, wc with concealed system and underfloor heating

COMMUNAL GARDENS- Located at the rear of the building with a southerly aspect a wonderful sun trap to relax, laid to lawn bordered with a range of trees, plants and shrubs

PARKING- Designated parking space















Location…

Spences Field is a cul de sac located in the popular South Malling area of Lewes. The area boasts a local convenience shop, a community centre, which can be hired for events, and is served by a regular bus service offering direct routes to the town centre, Brighton and Tunbridge Wells.

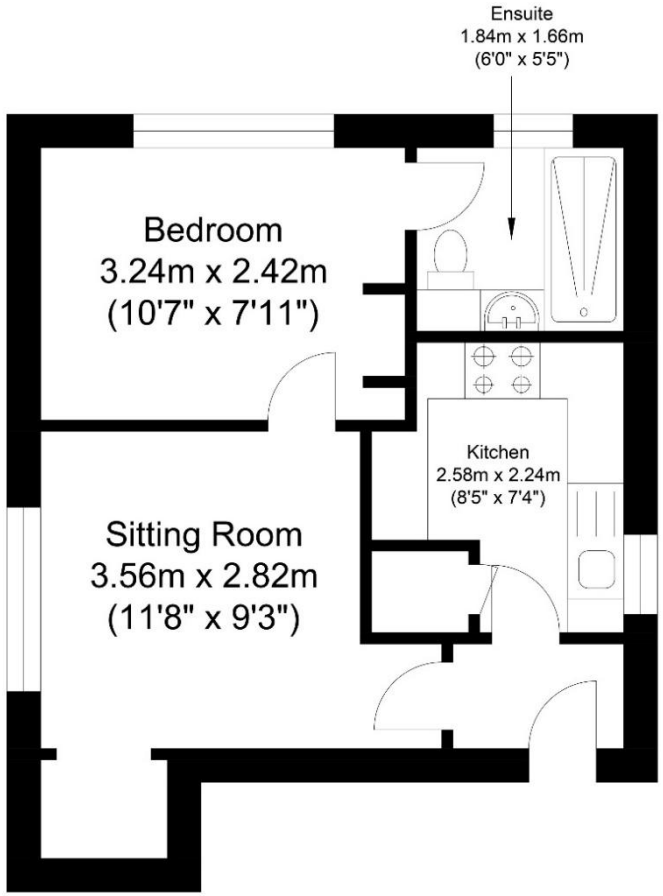
South Malling Primary School is within striking distance and Lewes also offers a Secondary School, South Downs College and is home to Lewes Old Grammar School.

Scenic walks across the South Downs National park are a short walk away via Mill Road and also Wheatsheaf Gardens and a pleasant walk along the old railway line at Malling Brooks is easily accessible. The High Street is a 19-minute walk away (source google maps).

Lewes boasts a Mainline Railway Station with direct services to London, Brighton and Gatwick. The historic High Street caters for an array of shops, public houses and restaurants and is home to The Depot Cinema.

Tenure – Leasehold
Leasehold- 145 years remaining
Service charge- £1,500 pa
Ground Rent- £250 pa

Gas Central Heating	Double Glazing
EPC Rating – C	Council Tax Band – A



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Ground Floor
Approximate Floor Area
309.57 sq ft
(28.76 sq m)

Approximate Gross Internal Area = 28.76 sq m / 309.57 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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