



**1 Gibson Court, Lewes, East Sussex, BN7 2HE**

Asking Price £195,000



# 1 Gibson Court, Lewes, East Sussex, BN7 2HE

A one bedroom first floor flat located within walking distance of Lewes Town Centre.

## The Property

---

Gibson Court is located in South Malling and there are various 'short cuts' leading through to the town Centre. The property has a double bedroom with a walk-in wardrobe, bathroom lounge/dining room and a kitchen. There is ample parking and a communal garden and area clothes drying. There is gas central heating and double-glazed windows.

## The Location

---

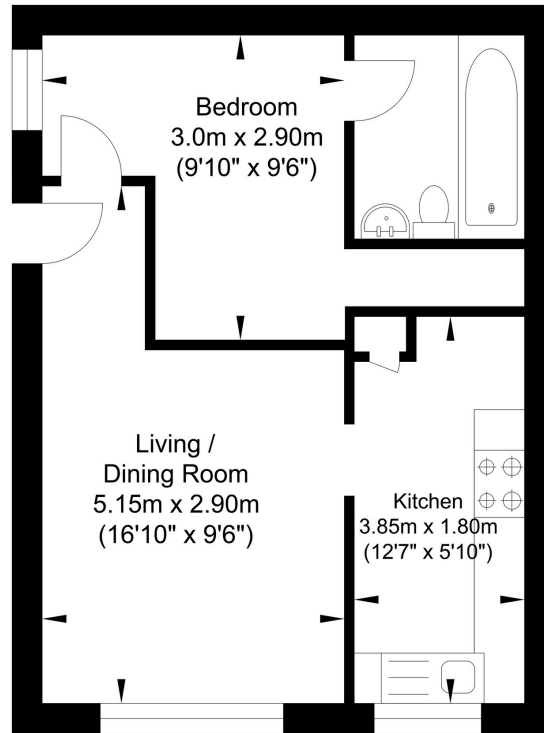
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian fronted high street shops. The Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafes, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool, Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.







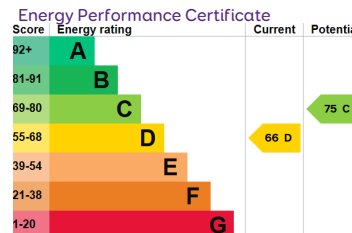
# Gibson Court, Lewes



Approximate Floor Area  
343.69 sq ft  
(31.93 sq m)

Approximate Gross Internal Area = 31.93 sq m / 343.69 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**Tenure: Leasehold**  
**Years remaining: 89 Years**  
**Annual ground rent: £250**  
**Annual service charge: £1461**



Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.



# Oakley

Your Sussex Property Expert

Lewes Property Hub  
01273 487 444  
14a High Street, Lewes BN7 2LN  
www.oakleyproperty.com  
lewes@oakleyproperty.com

We also have offices in:  
Shoreham by Sea  
Brighton & Hove  
The London Office



A new way of marketing property

Get in touch to book a viewing or valuation of your own property

