

**TO LET**



**Eagle Close, Uckfield**  
**£1,900 pcm**

  
**MARTIN&CO**



## Eagle Close, Uckfield

Detached House,  
4 bedroom, 2 bathroom

£1,900 pcm

Date available: 27th July 2024

Deposit: £2,192

Unfurnished

Council Tax band: D

- Virtual Tour Available
- Detached House
- Four Bedrooms
- Double Glazing Throughout
- Garage

Available Date - 27th July 2024

Holding Deposit - £438.00

Rent - £1900pcm

Deposit - £2192

Council Tax Band - 'E'

Electricity Supply - Mains services

Water Supply - Mains services

Sewerage - Mains services

Heating - Gas

Broadband - Ultrafast Available (According to Ofcom)

Mobile Signal Coverage - Limited indoor & Likely outdoor



(According to Ofcom)

Parking – Driveway

LOUNGE 16' 6" x 11' 5" (5.03m x 3.48m) A light and airy room

DINING ROOM 10' 5" x 9' 10" (3.20m x 3.00m) Separate room overlooking the garden

KITCHEN 12' 11" x 11' 8" (3.94m x 3.58m) Fitted with a range of modern eye level and base units.

WC Separate downstairs WC

#### FIRST FLOOR

MASTER BEDROOM 12' 11" x 11' 6" (3.96m x 3.51m)  
Double bedroom with built in storage and ensuite

BEDROOM TWO 12' 5" x 9' 8" (3.81m x 2.96m) Double bedroom

BATHROOM 6' 3" x 4' 9" (1.91m x 1.47m) Modern suite with walk in shower

BEDROOM THREE 10' 7" x 8' 0" (3.25m x 2.44m) Double bedroom

BEDROOM FOUR 8' 9" x 7' 1" (2.69m x 2.18m) Small double bedroom or good size single

OUTSIDE Good size patio area

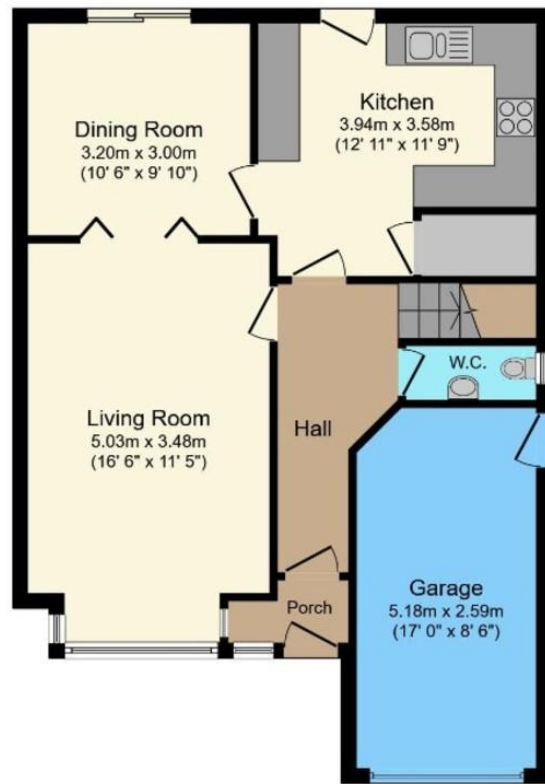
GARAGE 16' 11" x 8' 5" (5.18m x 2.59m)





## Energy Efficiency Rating

	Current	Potent
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

Total floor area 120.0 sq.m. (1,292 sq.ft.) approx

## Martin & Co Uckfield

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

