

TO LET



Uckfield, East Sussex
£1,050 pcm


MARTIN&CO

Uckfield, East Sussex

Cottage,
2 bedroom, 1 bathroom

£1,050 pcm

Date available: 24th April 2025

Deposit: £1,211

Unfurnished

Council Tax band: C

- Virtual Tour Available
- UPVC Double Glazing
- Gas Central Heating
- Close Proximity to Town Centre
- Two Double Bedrooms

DESCRIPTION Available Date - From 11th October 2024

Holding Deposit - £242.00

Rent - £1050pcm

Deposit - £1211

Council Tax Band – 'C'

Electricity Supply – Mains services

Water Supply – Mains services

Sewerage – Mains services

Heating – Gas

Broadband – Ultrafast (According to Ofcom)

Mobile Signal Coverage – Likely / limited indoor & likely



outdoor (According to Ofcom)

Parking – Street

LOUNGE 11' 6" x 10' 1" (3.53m x 3.09m) Light and airy room with a large bay window and feature fireplace

KITCHEN/DINER 13' 2" x 11' 11" (4.03m x 3.64m) Spacious room fitted with a range of eye level and base units. Under stair storage cupboard

BATHROOM Bathroom suite with over the bath shower attachment

FIRST FLOOR

BEDROOM ONE 11' 6" x 10' 0" (3.53m x 3.06m) Spacious double bedroom with built in wardrobe

BEDROOM TWO 11' 10" x 13' 2" (3.61m x 4.02m) Spacious double bedroom

OUTSIDE Large decking area to the side of the property along with access to the side entrance of the property



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.

