

**TO LET**



**Underhill Cottages, Maresfield**  
**£1,400 pcm**

  
**MARTIN&CO**

## Underhill Cottages, Maresfield

Mid Terraced House,  
2 bedroom, 1 bathroom

£1,400 pcm

Date available: Available Now

Deposit: £1,615

Unfurnished

Council Tax band:

- Wood Burning Stove
- Quiet Village Location
- Modern Bathroom

Charming two-bedroom mid-terraced cottage set in the peaceful semi-rural village of Maresfield. This delightful home offers a cosy living space & well-proportioned bedrooms. Surrounded by scenic countryside while still within easy reach of local amenities and transport links. Ideal for anyone seeking a quiet village lifestyle.

Available Date - Now

Holding Deposit - £323.00

Rent - £1400pcm

Deposit - £1615



Council Tax Band – 'D'

Electricity Supply – Mains services

Water Supply – Mains services

Sewerage – Mains services

Heating – Wood Burning Stove

Broadband – Superfast available (According to Ofcom)

Mobile Signal Coverage – Good outdoor & in home  
(According to Ofcom)

Parking – Street

**LOUNGE** 7' 6" x 7' 2" (2.29m x 2.18m) A good-sized room with plenty of natural light, plus the benefit of a wood-burning stove.

**KITCHEN** 11' 2" x 11' 1" (3.4m x 3.38m) A practical, well-laid-out kitchen featuring modern units, ample storage, and good workspace.

#### FIRST FLOOR

**BEDROOM ONE** 11' 11" x 11' 2" (3.63m x 3.4m) A comfortable double bedroom with enough space for a large bed and additional furniture.

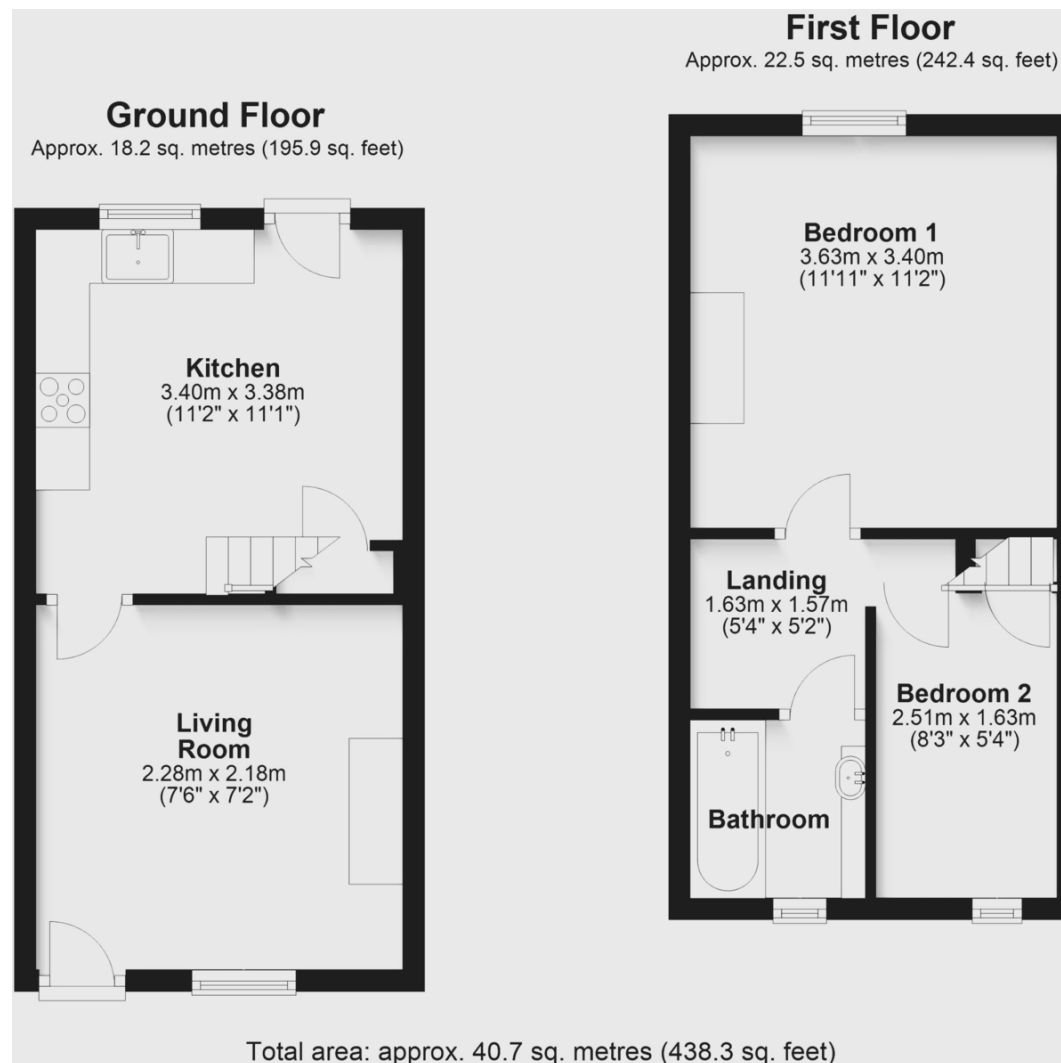
**BATHROOM** A modern bathroom featuring a bathtub with an overhead shower, sleek fixtures, and a clean, contemporary design

**BEDROOM TWO** 8' 3" x 5' 4" (2.51m x 1.63m) A well-proportioned single bedroom with enough space for a bed and essential furniture.

**OUTSIDE** Outdoor space and decking accessed via steep stairs.



Score	Energy rating	Current	Potential
92+	A		126 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 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.