



## Directions

## Viewings

Viewings by arrangement only. Call 01825 701 030 to make an appointment.

## EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Flat 4, Neva House Goldbridge Road, Piltdown, Uckfield, TN22 3XL

£1,200 Per month

- Ground Floor Flat
- Two Parking Spaces & Communal Parking
- Excellently Presented
- Close to shops & Local Pub
- Unfurnished
- One Bedroom
- Recently Refurbished
- Desirable Piltdown
- Available 1st July
- EPC C-73

## Flat 4, Neva House Goldbridge Road, Uckfield TN22 3XL

A beautifully presented one bedroom ground floor flat situated in desirable Piltdown, close to local amenities and village pub.



Council Tax Band: B



Recently refurbished with modern fixtures & fittings, this open plan flat offers excellently presented accommodation comprising open plan kitchen/living/dining room with a good quality fitted kitchen and built in appliances including fridge/freezer and dishwasher and wood effect flooring. This spacious room overlooks the communal garden to the rear with paved patio area. Beautiful fitted bathroom with white suite. Double bedroom with space for wardrobes. Double glazed throughout. Approached via an electric 5 bar gate leading to parking spaces.

There is a communal area of lawn/patio, two designated parking spaces.

Conveniently located near local shop, the flat is within easy walking distance of the local pub The Piltdown Man, Piltdown Pond (perfect for fishing enthusiasts) as well as Piltdown Golf Course.

Viewing advised. Available 1st July, the property is offered to let unfurnished.