

**TO LET**



**Shelduck Avenue, Uckfield.  
£1,700 pcm**

  
**MARTIN & CO**

## Shelduck Avenue, Uckfield.

Semi-Detached House,  
3 bedroom, 2 bathroom

£1,700 pcm

Date available: 25th July 2026

Deposit: £1,961

Unfurnished

Council Tax band: D

- Sought-after residential location
- Spacious driveway
- Bright and spacious bedrooms
- Convenient access to transport links

Available Date - From 25th July 2026

Holding Deposit - £392.00

Rent - £1700pcm

Deposit - £1961

Council Tax Band – 'D'

Electricity Supply – Mains services

Water Supply – Mains services

Sewerage – Mains services

Heating – Gas

Broadband – Limited to Fibrenext provider due to development deal (According to Ofcom)

Mobile Signal Coverage – (According to Ofcom)

EE: Good outdoor & in home

O2: Good outdoor, variable in home

Three: Good outdoor, variable in home

Vodafone: Good outdoor

Parking - Driveway



## ENTRANCE HALL

## DOWNSTAIRS WC

**KITCHEN 8' 10" x 11' 8" (2.70m x 3.58m)** A modern fitted kitchen featuring a range of wall and base units, integrated oven and gas hob, ample worktop space, and a convenient breakfast bar.

**LOUNGE 16' 6" x 13' 9" (5.03m x 4.21m)** A spacious and bright lounge with double doors opening onto the rear garden, allowing plenty of natural light to fill the room.

## FIRST FLOOR

**MASTER BEDROOM 9' 7" x 10' 7" (2.93m x 3.23m)** A great size master bedroom with ensuite.

**ENSUITE** Modern shower room fitted with quality fixtures and fittings.

**BEDROOM TWO 9' 9" x 9' 5" (2.98m x 2.88m)** A good size double bedroom

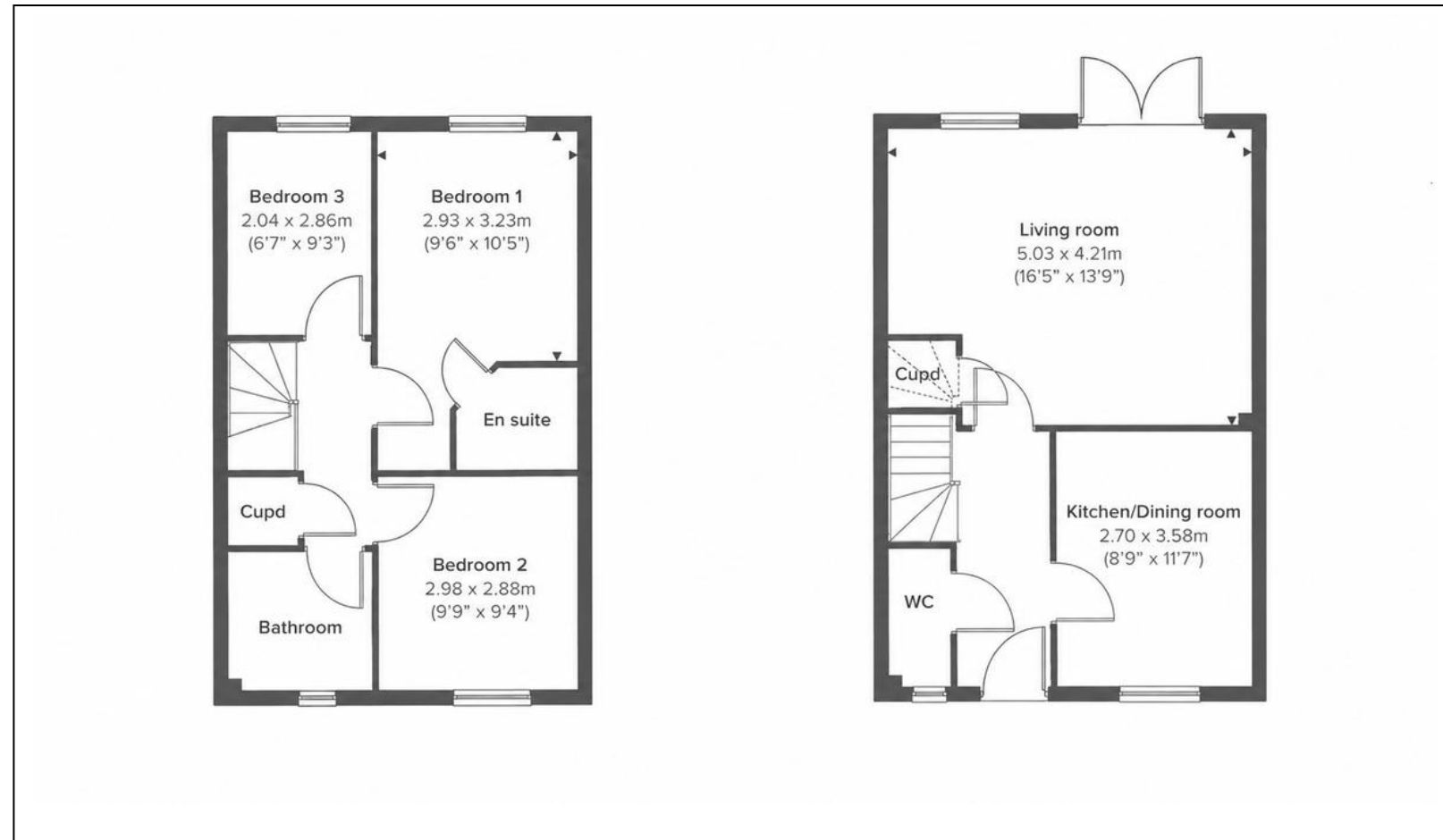
**BEDROOM THREE 6' 8" x 9' 4" (2.04m x 2.86m)** A well-proportioned single bedroom, ideal as a home office or nursery.

**BATHROOM** A modern family bathroom fitted with a contemporary suite, comprising a panelled bath with shower attachment, WC and wash hand basin.

**OUTSIDE** The front of the property benefits from a low-maintenance frontage with a generous driveway providing ample off-road parking. To the rear, the garden offers a spacious patio area, two useful sheds, and a good-sized outdoor space ideal for relaxing and entertaining.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	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.