

TO LET



Browns Lane, Uckfield
£1,100 pcm


MARTIN & CO

Browns Lane, Uckfield

Flat,
2 bedroom, 1 bathroom

£1,100 pcm

Date available: 7th March 2026

Deposit: £1,269

Unfurnished

Council Tax band: A

- UPVC Double Glazing
- Two Double Bedrooms
- Newly Fitted Carpets
- Newly Decorated



Available Date - NOW

Holding Deposit - £253.00

Rent - £1100pcm

Deposit - £1269

Council Tax Band – 'A'

Electricity Supply – Mains services

Water Supply – Mains services

Sewerage – Mains services

Heating – Electric

Broadband – Ultrafast available (According to Ofcom)
including type and an indication of speed



Mobile Signal Coverage – (According to Ofcom)

EE: Good outdoor, variable in home

O2: Good outdoor & in home

Three: Good outdoor

Vodafone: Good outdoor, variable in home

Including any known issues or restrictions

Parking – Street

ENTRANCE HALL

KITCHEN 9' 9" x 6' 11" (2.99m x 2.11m) A well-presented and practical kitchen, fitted with a range of wall and base units offering ample storage space. The room is equipped with an electric oven and hob, as well as a washing machine, and provides space for an under-counter fridge/freezer.

LOUNGE 17' 3" x 12' 5" (5.27m x 3.81m) A bright and spacious lounge, featuring newly fitted carpets and fresh white décor throughout. The room offers a good amount of living space, creating a clean and versatile area.

MASTER BEDROOM 12' 5" x 10' 2" (3.81m x 3.12m) A great size double bedroom

BEDROOM TWO 12' 5" x 9' 2" (3.81m x 2.81m) Good size double bedroom

BATHROOM 6' 10" x 6' 11" (2.09m x 2.12m) A modern bathroom suite benefiting from a shower over bath.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 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.

