

**TO LET**



**Nevill Green, Uckfield**  
£2000pcm

  
**MARTIN&CO**

## Nevill Green, Uckfield

Detached Bungalow,  
3 bedroom, 1 bathroom

Date available: Now

Deposit: £2307

Council Tax band: E

- Newly Renovated
- Fabulous View
- Driveway



Set in an idyllic and peaceful location, this newly renovated three-bedroom detached bungalow offers stunning views and beautifully presented single-storey living.

Finished to a high standard throughout, the property features a bright living space, modern fitted kitchen and three well-proportioned bedrooms.

Available Date - Now

Holding Deposit - £461.00

Rent - £2000pcm



Deposit - £2307

Council Tax Band – 'E'

Electricity Supply – Mains services

Water Supply – Mains services

Sewerage – Included

Heating – Gas

Broadband – Ultrafast available (According to Ofcom)

Mobile Signal Coverage – (According to Ofcom)

EE: Good outdoor

O2: Good outdoor

Three: Good outdoor

Vodafone: Good outdoor

Parking – Driveway

**LIVING ROOM** 18' 4" x 12' 7" (5.60m x 3.84m) A light and airy lounge offering generous space and a beautiful open outlook, enhanced by an abundance of natural light.

**KITCHEN** 16' 7" x 11' 10" (5.08m x 3.63m) A generous size newly fitted kitchen with electric oven and hob, offering ample space for a breakfast or dining table.

**OFFICE/UTILITY ROOM** 8' 0" x 7' 2" (2.44m x 2.20m)

Accessed via the rear entrance, a good size room overlooking the rear of the property

**MASTER BEDROOM** 16' 9" x 11' 11" (5.11m x 3.65m)

Large double bedroom with two build in wardrobes

**BEDROOM TWO** 7' 11" x 10' 11" (2.42m x 3.33m) Double bedroom

**BEDROOM THREE** 11' 11" x 6' 0" (3.64m x 1.83m) A good size single bedroom

**BOILER ROOM** 5' 9" x 4' 7" (1.77m x 1.42m) With plumbing in place for a washing machine.

**SEPARATE WC**

**BATHROOM** Modern bathroom, newly renovated, featuring



a bath with overhead shower attachment and a foldable shower screen.

OUTSIDE Ample parking for several vehicles, a wrap-around patio garden, and breathtaking views.

## 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.

