

TO LET



Lime Way, Heathfield
£1,250 pcm


MARTIN&CO

Lime Way, Heathfield

Semi-Detached House,
2 bedroom, 1 bathroom

£1,250 pcm

Date available: 30th May 2026

Deposit: £1,442

Council Tax band: C

- Quiet, Traffic-free Residential Setting
- Two Well-Proportioned Bedrooms
- Garage
- Gas Central Heating

Available Date - From 30th May 2026

Holding Deposit - £288.00

Rent - £1250pcm

Deposit - £1442.00

Council Tax Band - 'C'

Electricity Supply - Mains services

Water Supply - Mains services

Sewerage - Mains services

Heating - Gas

Broadband - Ultrafast available (According to Ofcom)

Mobile Signal Coverage - (According to Ofcom)



EE: Good outdoor
O2: Variable outdoor
Three: Good outdoor
Vodafone: Variable outdoor
Parking – Street

ENTRANCE HALL

KITCHEN 8' 2" x 10' 8" (2.50m x 3.26m) A functional L-shaped kitchen. It is fitted with a gas hob and electric oven, along with plumbing for a washing machine and dedicated space for a fridge/freezer. The layout offers practical work surfaces and storage.

LOUNGE 15' 3" x 11' 5" (4.65m x 3.50m) A well-proportioned lounge, offering a comfortable and versatile living space. The room enjoys plenty of natural light, creating a bright and welcoming atmosphere throughout. With direct access to the lean-to, it provides a smooth flow between areas.

LEAN TO 8' 5" x 10' 0" (2.57m x 3.05m) A bright and versatile lean-to filled with plenty of natural light. This space offers a pleasant transition between indoors and outdoors, with direct access leading out to the patio and garden.

FIRST FLOOR

MASTER BEDROOM 11' 5" x 9' 4" (3.50m x 2.87m) A comfortable master bedroom offering a well-proportioned space. The room provides a practical layout with ample space for essential furnishings.

BATHROOM Fitted with a classic white suite, featuring a bath with shower attachment and curtain pole.

BEDROOM TWO 8' 7" x 11' 7" (2.63m x 3.54m) A well-sized second bedroom.

OUTSIDE A long, well-proportioned patio garden providing



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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.

