

TO LET



Palehouse Common, Uckfield
£1,150 pcm


MARTIN&CO

Palehouse Common, Uckfield

Mid Terraced Cottage,
2 bedroom, 1 bathroom

£1,150 pcm

Date available: 25th January 2025

Deposit: £1,326

Unfurnished

Council Tax band: C

- Virtual Tour Available
- South Facing Garden
- Rural Location
- Picturesque Cottage



DESCRIPTION Available Date - From 25th January 2025

Holding Deposit - £265.00

Rent - £1150

Deposit - £1326

Council Tax Band - 'C'

Electricity Supply - Mains services

Water Supply - Mains services

Sewerage - Mains services

Heating - Electric

Broadband - Ultrafast available (According to Ofcom)

Mobile Signal Coverage - Limited indoor and likely outdoor



(According to Ofcom)

Parking – Street

LOUNGE 10' 9" x 9' 6" (3.29m x 2.92m) Exposed wooden floorboards, feature fireplace, storage cupboards and under stair storage cupboard

KITCHEN/DINER 13' 5" x 8' 7" (4.10m x 2.64m) Fitted with a range of modern eye level and base units, electric fan assisted oven and hob, washing machine and fridge. Door leading to rear courtyard.

FIRST FLOOR

BEDROOM ONE 10' 7" x 9' 8" (3.23m x 2.95m) Double bedroom with exposed wood flooring and feature fireplace, built in wardrobe and further storage cupboards.

BEDROOM TWO 9' 0" x 7' 10" (2.76m x 2.39m) Large Single bedroom with exposed floorboards and views of Southdowns

SHOWER ROOM Shower cubicle with power shower, wash basin and low level w.c.. Heated towel rail

OUTSIDE Patio area.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Martin & Co Uckfield

94c High Street • Uckfield • TN22 1PU
T: 01825 744033 • E: uckfield@martinco.com

01825 744033

<http://www.martinco.com>



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.

