

TO LET



Linnet Geen, Uckfield
£1,100 pcm


MARTIN&CO

Linnet Geen, Uckfield

Semi-Detached House,
1 bedroom, 1 bathroom

£1,100 pcm

Date available: From 14th March 2026

Deposit: £1,269

Unfurnished

Council Tax band: B

- Gas Central Heating
- Finished To A High Standard
- Allocated Parking Space
- Outside Space

A modern one-bedroom house finished to a high standard, benefiting from gas central heating, private outside space, and an allocated parking space. Ideal for comfortable and convenient living.

Available Date - Now

Holding Deposit - £253.00

Rent - £1100pcm

Deposit - £1269

Council Tax Band – 'B'

Electricity Supply – Mains services



Water Supply – Mains services

Sewerage – Mains services

Heating – Gas

Broadband – Ultrafast available (According to Ofcom)

including type and an indication of speed

Mobile Signal Coverage – (According to Ofcom)

EE: Good outdoor and in-home

O2: Good outdoor and in-home

Three: Good outdoor, variable in-home

Vodafone: Good outdoor

Including any known issues or restrictions

Parking – Allocated parking space

ENTRANCE HALL 5' 11" x 2' 11" (1.81m x 0.90m)

KITCHEN 12' 2" x 7' 0" (3.72m x 2.14m) A modern, bright kitchen with sleek cabinetry, ample worktop space, and a contemporary finish, including a oven/hob, dishwasher, and extractor.

LOUNGE 15' 0" x 8' 7" (4.58m x 2.63m) A bright, open-plan living room with sliding doors leading to a private patio decking area, creating a light and inviting space.

BEDROOM 8' 11" x 9' 1" (2.74m x 2.78m) A good-sized double bedroom featuring neutral décor and a built-in wardrobe (Wardrobe 0.96 X 1.12)

BATHROOM 5' 7" x 6' 3" (1.72m x 1.91m) A modern tiled bathroom featuring a bath with shower over, offering a clean and practical space.

OUTSIDE Decking and patio areas with a side entrance to the house, and an allocated parking space.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 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.