

**TO LET**



**Harcourt Road, Uckfield**  
**£900 pcm**

  
**MARTIN&CO**

## Harcourt Road, Uckfield

Ground Floor Flat,  
1 bedroom, 1 bathroom

£900 pcm

Date available: 17th June 2025

Deposit: £1,067

Unfurnished

Council Tax band: B

- Spacious Accommodation
- Close Proximity to Town Centre
- Gas Central Heating



Available Date - From 21st June 2025

Holding Deposit - £207.00

Rent - £900pcm

Deposit - £1038

Council Tax Band – 'B'

Electricity Supply – Mains services

Water Supply – Mains services

Sewerage – Mains services

Heating – Gas

Broadband – Ultrafast available (According to Ofcom)

Mobile Signal Coverage – Limited indoor & likely outdoor



(According to Ofcom)

Parking – Street

ENTRANCE LOBBY Storage cupboard

LOUNGE 10' 9" x 13' 7" (3.30m x 4.16m)

BEDROOM 13' 8" x 13' 7" (4.18m x 4.15m) Spacious double bedroom with bay window

KITCHEN/BREAKFAST ROOM 16' 0" x 8' 10" (4.89m x 2.70m) Spacious kitchen fitted with a range of eye level and base units. Double electric oven and hob.

BATHROOM Spacious bathroom with separate shower cubicle

OUTSIDE Shared patio area.

\* Please note that there is no off road parking provided with the property \*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	72
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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## 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.