

## Directions

## Viewings

Viewings by arrangement only. Call 01825 701 030 to make an appointment.

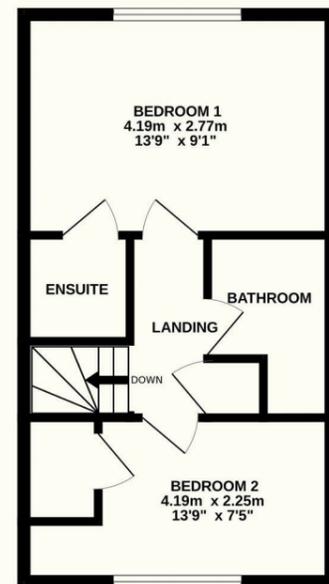
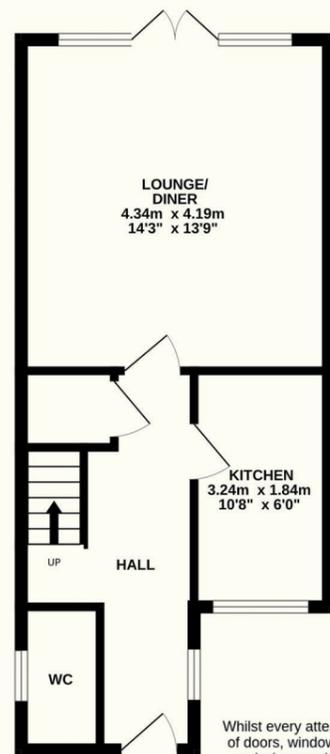
## EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Peter Oliver



TOTAL FLOOR AREA : 70.3 sq.m. (756 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1 Andorra Cottages London Road, Uckfield, TN22 1HY

£1,400 Per month

- Two Bedroom End of Terrace House
- Good Size Accommodation
- Sitting Room/Dining Room
- Two Bedroom (Main Bedroom En-Suite)
- Allocated Parking Space to Front
- Central Location
- Downstairs Cloakroom/WC
- Fitted Kitchen
- Private Garden
- EPC D - 65

# 1 Andorra Cottages London Road, Uckfield TN22 1HY

This newly decorated property includes a private rear garden and an allocated parking space at the front. Conveniently located within walking distance of the high street and town centre,



Council Tax Band: C

A modern spacious two bedroom end of terrace house offering good size accommodation consisting of a spacious hallway with a downstairs cloakroom/WC, the kitchen is well appointed with shaker-style white units and wood effect worktops, a built-in four-ring electric hob, electric oven, fitted fridge freezer and space and plumbing for washing machine. The large sitting room/dining room benefits from French doors opening to the rear courtyard and garden.

Upstairs, the landing leads to two double bedrooms—the master with a recently fitted en-suite shower room—and a family bathroom featuring a white suite and an enclosed bath.

Externally, the front driveway provides allocated parking with access to the front of the house by a pathway and a small lawn area. The rear garden is primarily laid to lawn, enclosed by close-board fencing, with a personal gate that grants access to a communal area for refuse bins.

The property is available to let long term from the end of March, unfurnished.

