



Coronation Gardens, Battle, TN33

£260,000

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Ashton Stripp

ashtonstripp.com | 01424 772954





- Front garden with lawn
- Rear patio garden
- Downstairs shower room
- Utility room
- Spacious living room and dining room
- Two double bedrooms
- Chain free
- Close proximity to the station
- Walking distance to the shops

Chain free property, ideal for first time buyers, investors and those looking for small project. The home is complete with front and rear gardens. The property provides ample living space, downstairs shower room and utility.

The entrance hallway is meticulously tiled and provides ample storage for outerwear and footwear. This leads into a well-proportioned living room, enhanced by a double aspect that maximizes natural light. The living room includes a fireplace with a black hearth and wooden surround.

The dining area is seamlessly connected to the kitchen, offering a practical space for dining. The kitchen is equipped with white cabinetry, complemented by a grey work surface. Integrated appliances include a gas hob, built-in oven, dishwasher, and fridge freezer. An adjacent breakfast area, which also serves as an alternative dining space, opens onto a decked terrace suitable for outdoor use.

The utility room, providing access to the rear garden, is designed for functionality. The ground floor also includes a fully tiled WC with a stainless steel radiator.

The staircase leads to a first-floor landing, providing access to three well-proportioned bedrooms. The principal bedroom is spacious and includes inbuilt sliding shelves and a storage cupboard. The second bedroom offers similar proportions, while the third bedroom can be used as a bedroom or study. The family bathroom is equipped with a bath, walk-in shower, part-tiled walls, and tiled flooring.

Externally, the property includes a garden with a decked area, a log store, and a lawned section. The garden also features an access gate to the front courtyard and plenty of rear parking spaces available. An exterior storage cupboard is also provided.

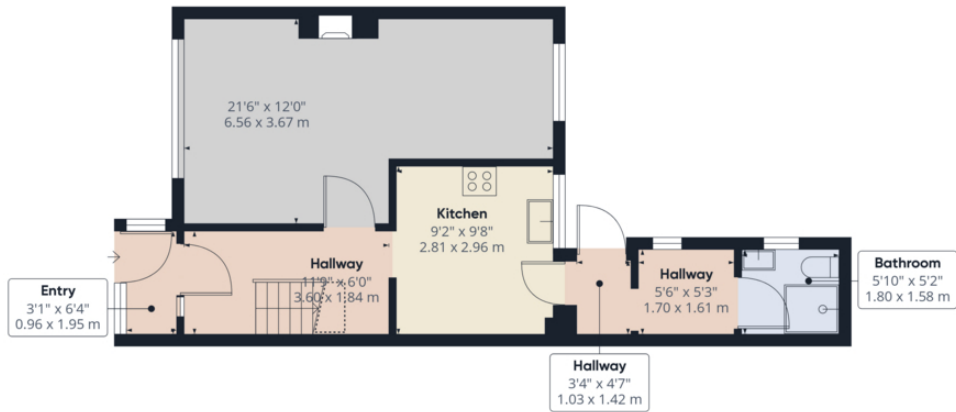
Council tax band B

Mains drainage

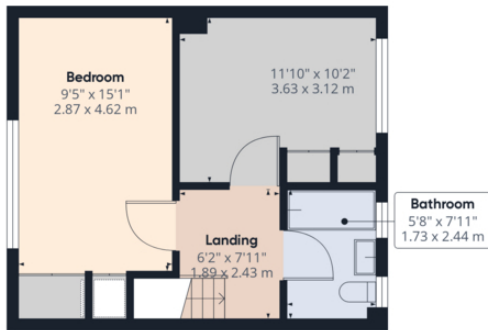
Gas central heating

Furnished





Floor 0



Floor 1



Approximate total area⁽¹⁾

851.19 ft²
79.08 m²

Reduced headroom

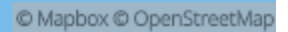
7.16 ft²
0.67 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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33 High Street, Battle, TN33 0AE

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	86
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
74		
England, Scotland & Wales		
		EU Directive 2002/91/EC