



Coronation Gardens, Battle, TN33

£300,000

 2  1

Ashton Stripp

[ashtonstripp.com](http://ashtonstripp.com) | 01424 772954

**AS**  
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2 Bed Semi-Detached Property. Nestled in the heart of the historic town of Battle, this home offers a unique opportunity to put your own stamp on with immense potential for renovation. Existing planning for side and rear extension.

This charming semi-detached property presents a fantastic opportunity to personalize and make your own. The home features two bedrooms upstairs, a cozy living room, a compact kitchen, and a bathroom. The dining area opens directly onto a generously-sized, mature garden, perfect for outdoor enjoyment

As you approach the property, you'll be greeted by a block-paved driveway, providing convenient off-road parking. The , mature garden at the rear is a true gem, featuring established apple trees, a variety of shrubs, and plenty of space for outdoor living and gardening enthusiasts.

Inside, the property boasts two well-proportioned bedrooms, offering comfortable living space for a small family or a couple. The layout provides a blank canvas for modernization, allowing you to design a space that suits your lifestyle.

The Kitchen is equipped with a variety of wall and base units and features include a four-ring electric hob with an extractor hood above, a double oven and grill below, and a sink with a mixer tap. The kitchen also boasts part-tiled walls, tiled flooring, and a double-glazed window with a rear view and the stairs which lead up to the upper floor.

At the rear of the property is the dining room, featuring a double radiator and tiled flooring. This space accommodates a washing machine, tumble dryer, and dishwasher conveniently tucked beneath a worktop area. The room is filled with natural light, thanks to double-glazed French doors that open to the garden, along with additional double-glazed windows at both the front and rear aspects.

The bathroom features a panelled bath with a mixer tap and shower attachment over the bath , a pedestal washbasin, and a low-level WC. The space is fully tiled, with tiled flooring, a double radiator, and a wall-mounted boiler discreetly housed in a cupboard. A double-glazed window faces the rear.



- Large garden
- Off Road Parking
- Semi Detached
- Close proximity to the station
- Walking Distance to local Shops
- Cosy Living Room
- Separate Dining Room
- Claverham Catchment
- Renovation Opportunity
- 2 Double Bedrooms





Floor 0



Floor 1



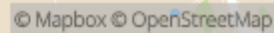
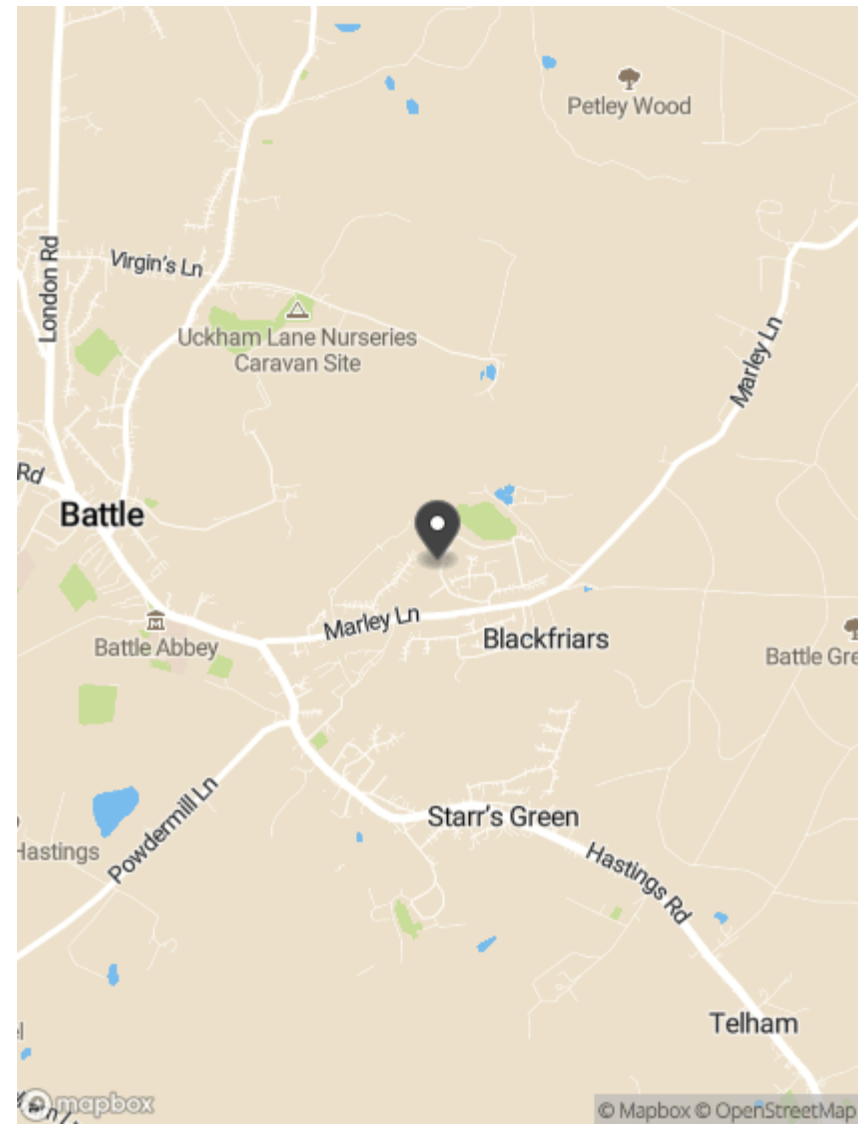
Approximate total area<sup>1)</sup>  
709.88 ft<sup>2</sup>  
65.95 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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33 High Street, Battle, TN33 0AE

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