



Coronation Gardens, Battle, TN33

£335,000

3 1

Paul Stripp Estate Agent

ashtonstripp.com | 01424 772954

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- Oak doors throughout the property
- Double glazing for thermal efficiency
- Double aspect living room with a fireplace
- Modern kitchen with integrated appliances and breakfast area
- Utility room with access to the rear garden
- Fully tiled ground floor WC with stainless steel radiator
- Principal bedroom with ample storage
- Family bathroom with bath and walk-in shower
- Rear garden with decked terrace and lawn
- Access to front courtyard and allocated parking

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.

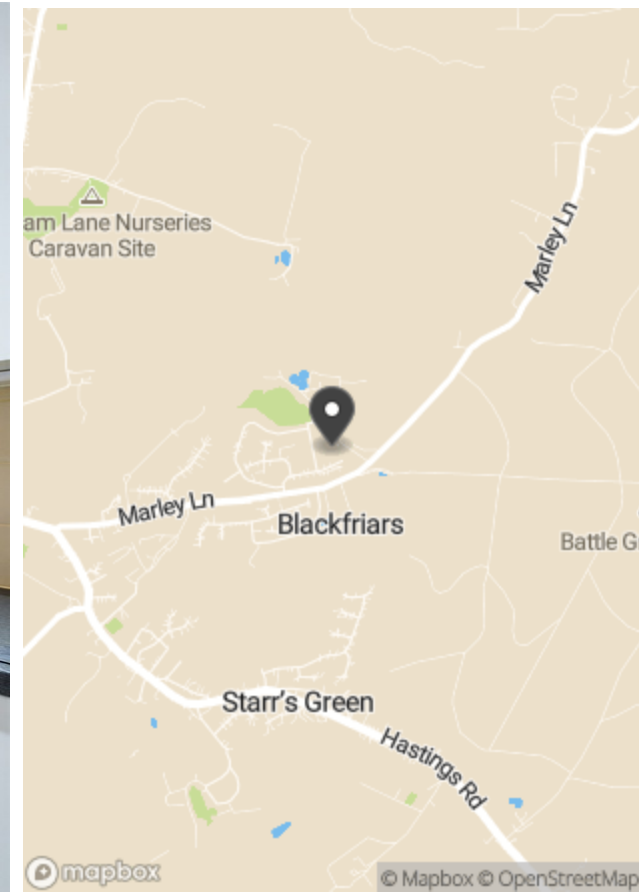
The dining area is seamlessly connected to the kitchen, offering a practical space for dining. The kitchen is equipped with white cabinetry, complemented by a grey work surface. Integrated appliances include a gas hob, built-in oven, dishwasher, and fridge freezer. An adjacent breakfast area, which also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

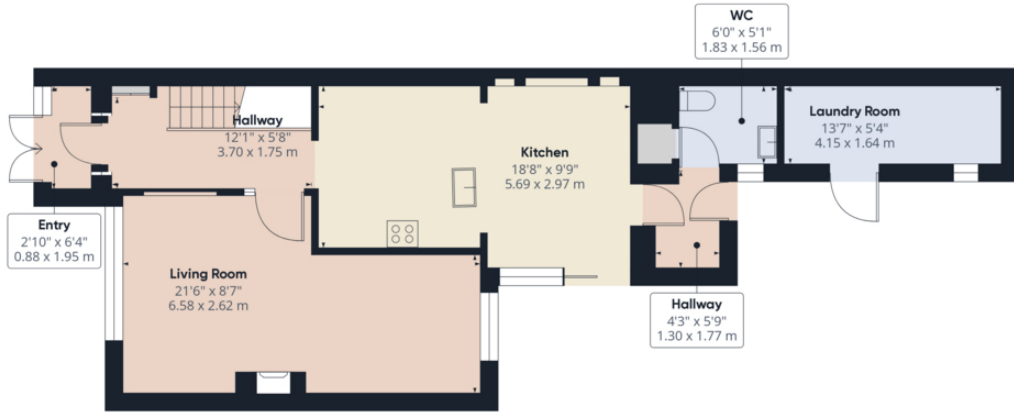
The utility room, providing access to the rear garden, is designed for functionality. The ground floor also includes a fully tiled WC with a stainless steel radiator.

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.

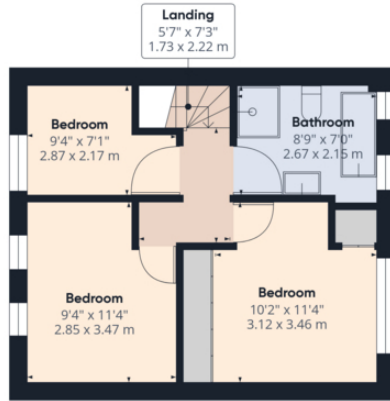
Externally, the property includes a garden with a decked area, a log store, and a lawned section. The garden also features an access gate to the front courtyard and plenty of rear parking spaces available. An exterior storage cupboard is also provided.

Council tax band B  
Mains drainage  
Gas central heating  
Freehold





Floor 0



Floor 1



Approximate total area<sup>1)</sup>  
1012.99 ft<sup>2</sup>  
94.11 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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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
	<b>55</b>	<b>84</b>
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
	<b>47</b>	<b>82</b>
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		



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