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59 Coronation Gardens, Battle
£350,000



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Battle, Battle

This well-maintained three-bedroom home offers a practical layout, updated interiors, and a garden that connects directly to green space beyond. With thoughtful improvements throughout — including new flooring, appliances, and electrics — it's ready for everyday life without fuss.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Three bedrooms with new carpets (2024)
- Kitchen-diner with French doors to the patio
- New Beko oven (2025) and Bosch dishwasher (2023)
- Located in Battle — walkable to parks, fields, high street and station
- Alpha boiler fitted in 2022
- Utility room with access to the garden
- Bathroom with P-shaped bath and shower
- Landscaped garden with sandstone patio and decked area
- Summer house with power
- New consumer unit (2025) and smart meter scheduled for June







You enter through a small porch and into a hallway that leads straight through to the main living spaces. The living room sits at the front, with a wide double-glazed window overlooking the garden and new grey carpet underfoot, fitted in 2025.

To the rear, the kitchen and dining area form a sociable, open space fitted with cream wall and base units, wooden worktops, and a mosaic tile splashback. Integrated appliances include a fridge freezer (2018), a Bosch dishwasher (2023), a gas hob and a newly installed Beko oven (2025). A chrome sink sits beneath a double-glazed window, and glazed doors open directly onto the patio. Spotlights, a radiator, and grey wood-effect laminate flooring (which was new in 2022) continue the clean, neutral look.

Off the kitchen is a practical utility room with matching cabinetry and worktops, additional chrome sink, and space for a washing machine and tumble dryer. There's also direct access out to the garden from here. The boiler was replaced with an Alpha model in 2022.

Upstairs, a central landing with white painted balustrades and grey carpet leads to three bedrooms. The main bedroom is a good-sized double with built-in shelving and views to the front. The second is another double, looking over the back garden. The third is a single bedroom, also facing the front. All three rooms have radiators, double-glazed windows, and were re-carpeted in 2025.

The bathroom has a white suite with a P-shaped bath and overhead shower, chrome fittings, a heated towel rail, and partly tiled walls with a metallic feature strip. New floor 2022



Outside, the rear garden is a mix of paving and planting, with an Egyptian sandstone patio, lawned section, and a raised decked area at the far end. A summer house with power sits at the back — useful as a workspace, hobby room, or for storage. There's also a shed tucked neatly at the side of the property, ideal for tools or garden equipment, and a side gate providing direct access to the front.

The front garden is tiered and landscaped with mature shrubs, steps leading down to the entrance, and enclosed hedging. A footpath beside the house leads directly to nearby fields, with a recreation ground and park just behind.

Additional updates include a new fuse board fitted in 2025, white internal doors with chrome handles, and a smart meter installation due in June.

The property is situated in Battle, a historic market town known for its welcoming high street, good local schools, and mainline station with direct services to London Charing Cross. There's a strong sense of community, with independent shops, cafes and pubs dotted around the town centre, all set against the backdrop of Battle Abbey and its surrounding countryside. For families, the nearby parks and easy access to local fields are a real advantage, while commuters will appreciate the well-connected rail links and straightforward access to the A21.

