

## 54 Coronation Gardens, Battle

£135,000 Leasehold

Smartly laid out 2-bed flat near Battle station and opposite open green space—ideal for first-time buyers or investors. Long lease, low service charges, communal garden and built-in storage make this a low-fuss home with great commuter and rental appeal.



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From the entrance hall, a large built-in cupboard provides everyday storage. There's a separate walk-in WC and a bathroom with a white suite, chrome towel rail, and frosted double-glazed windows to both spaces, ensuring light and privacy.

At the back of the flat, the main living and dining space.. There's plenty of room for both a sofa and a dining table, with a rear-facing double-glazed window bringing in natural light. Following on from the lounge is the first bedroom, which includes a built-in cupboard.

The kitchen is fitted with wood-effect wall and base units, a black laminate worktop, an integrated fridge-freezer, and space for a washing machine – practical and smartly laid out.

The main bedroom sits to the back and is a good-sized double with two built-in cupboards. Outside, residents have access to a communal garden, offering green space to enjoy without the upkeep – a welcome bonus for everyday relaxation or fresh air.

The flat is just 0.5 miles from Battle station, offering direct rail services to London Charing Cross and Hastings – ideal for commuters. The town centre is under a mile away, with a range of independent shops, cafés, schools and essential amenities, as well as scenic countryside walks and local sports facilities right on your doorstep.

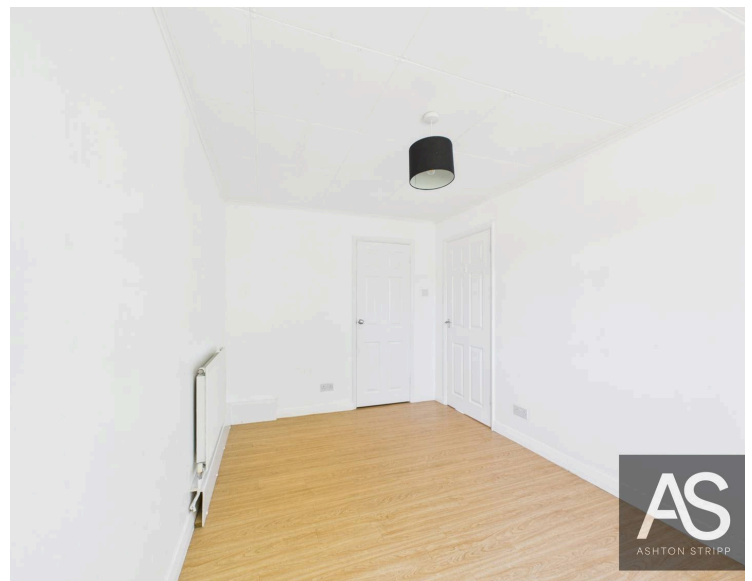
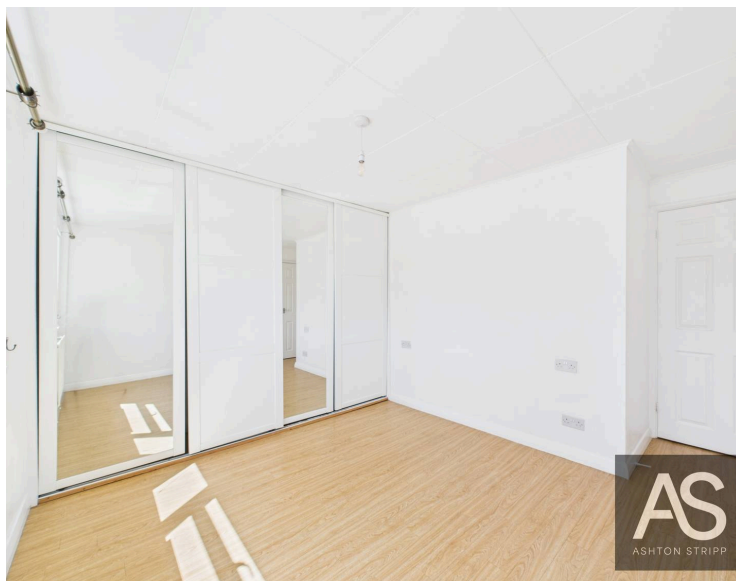
Gas Central Heating

Council Tax Band A

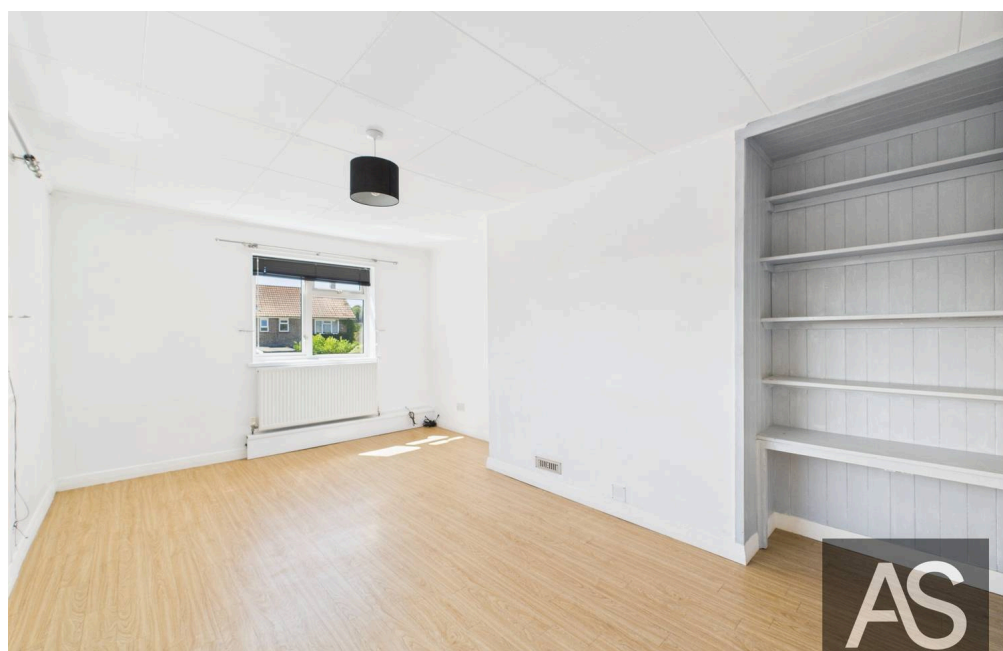
Lease length: 215 years from 6th Feb 1989

Service charge, including maintenance costs: £61.73 monthly.

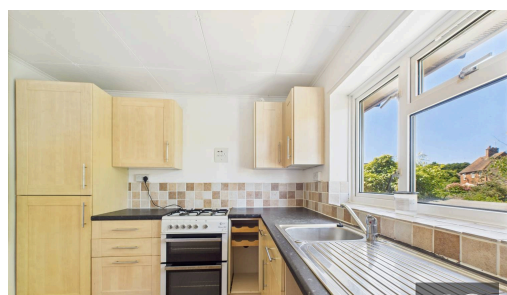
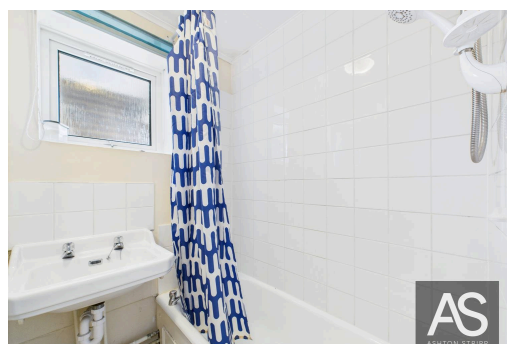
Ground rent: £10 annually

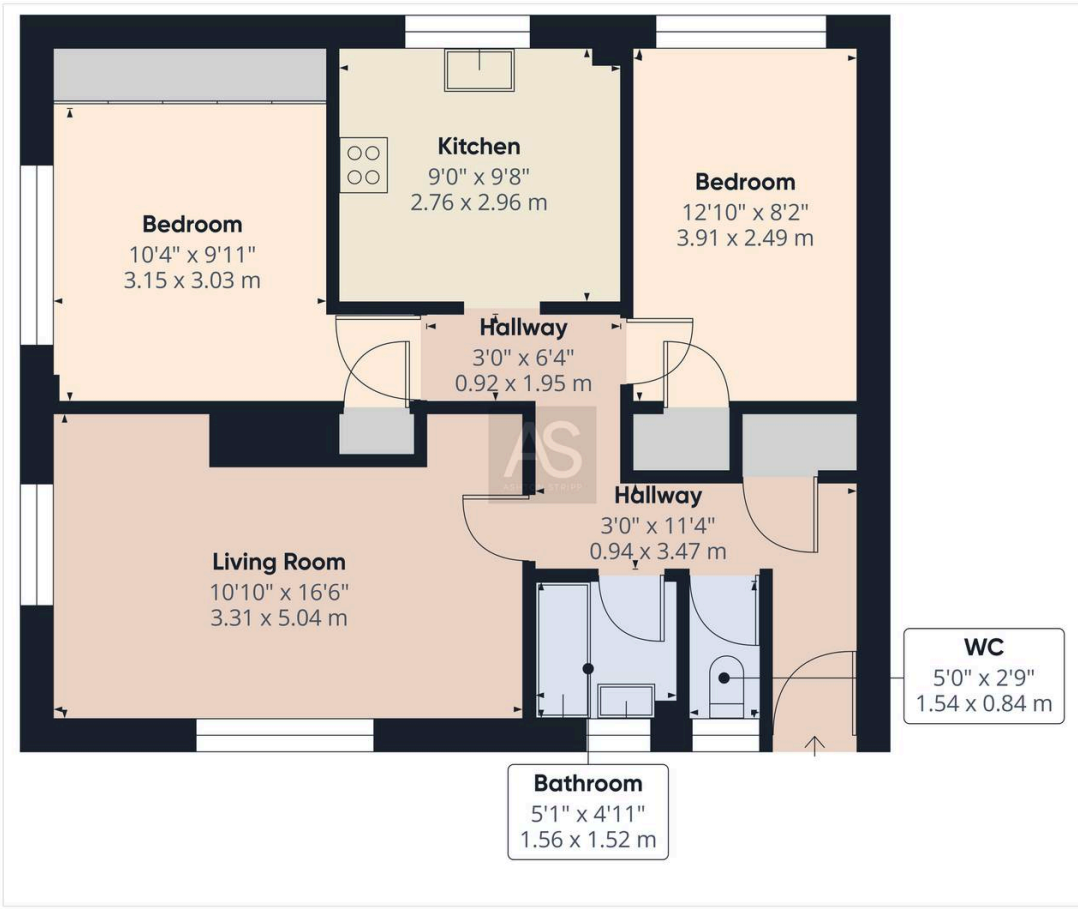


- Two bedrooms, both with built-in storage
- Opposite park and football pitch with countryside walks nearby
- Generous hallway storage cupboard
- Well-planned kitchen with integrated fridge-freezer and space for washing machine
- Walk-in WC and separate bathroom
- Laminate flooring throughout
- Rear-facing living area with space for sofa and dining table
- Under 1 mile to town centre shops, cafés, and schools
- Located 0.5 miles from Battle station with direct trains to London and Hastings
- Within catchment for Claverham Community College



Battle, in the heart of East Sussex, is a historic market town famed for the 1066 Battle of Hastings and the iconic Battle Abbey. With its charming high street, independent shops, and welcoming community, it offers a perfect blend of heritage, countryside surroundings, and convenient access to the coast and London.





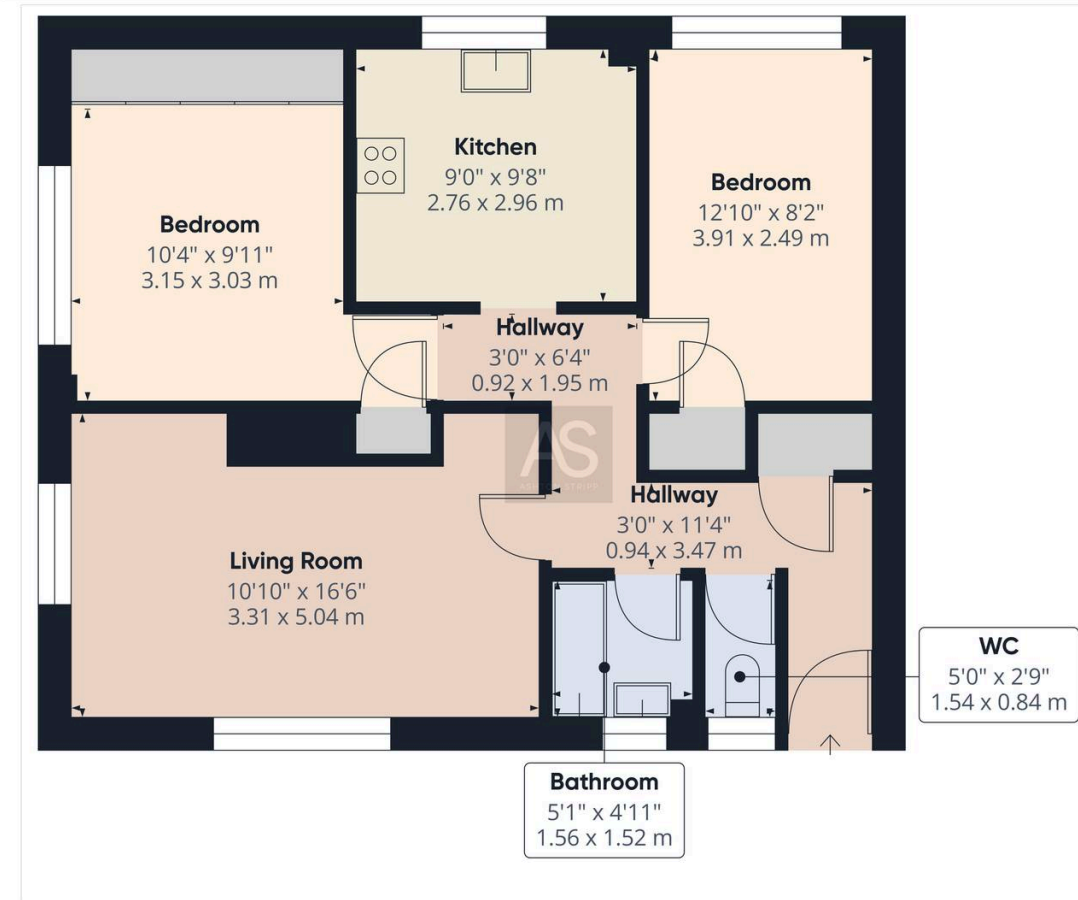
Approximate total area<sup>(1)</sup>  
628 ft<sup>2</sup>  
58.4 m<sup>2</sup>

(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.

GIRAFFE 360



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