

**RUSH
WITT &
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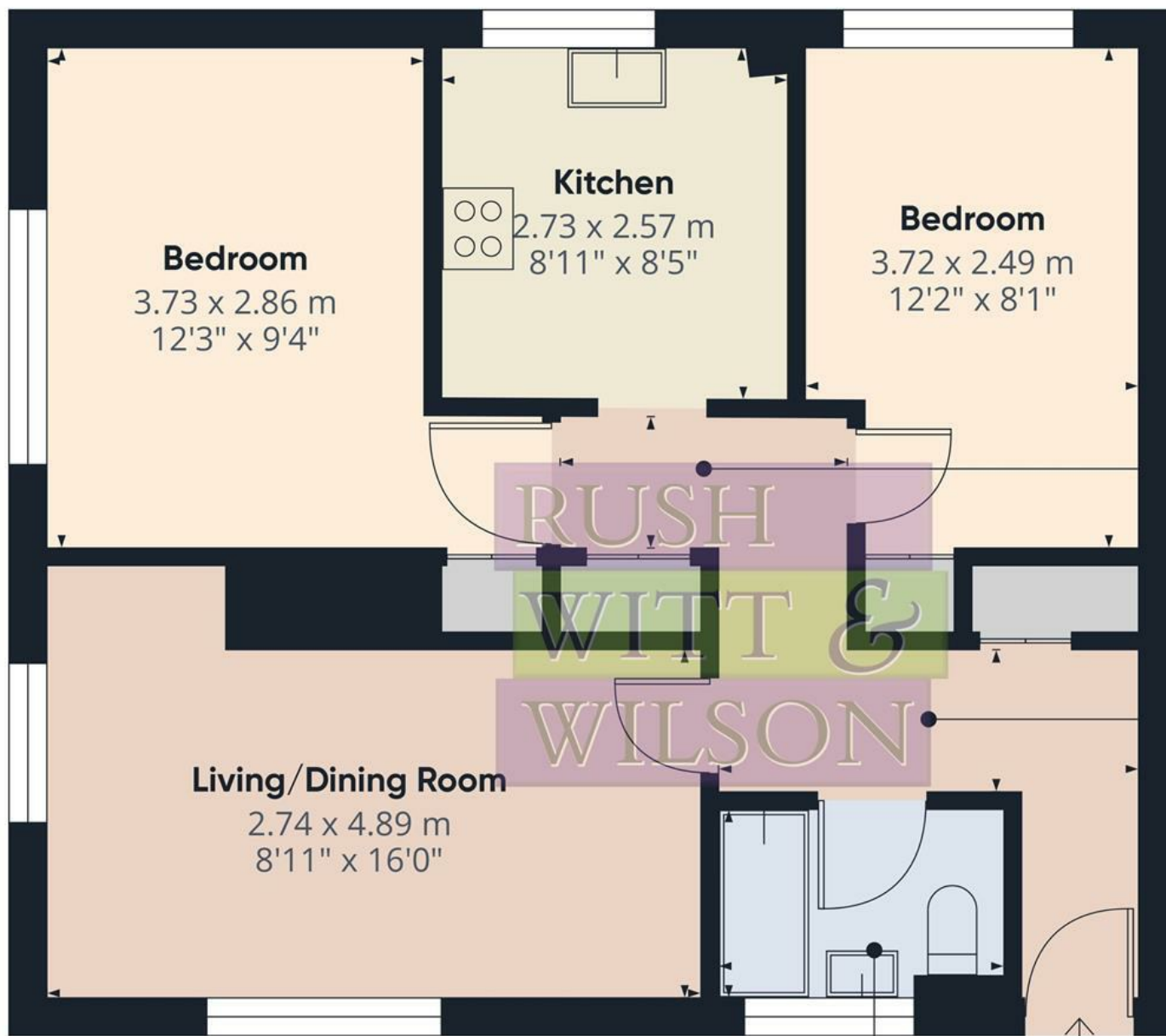
112 Coronation Gardens, Battle, East Sussex TN33 0DW
Offers In Excess Of £110,000 Leasehold

Within easy walking distance of Battle High Street and the mainline station with direct services to London Charing Cross, this smartly presented ground floor two-bedroom apartment combines convenience with comfort. Refurbished in recent years and well maintained since, it offers light-filled living spaces, a modern fitted kitchen, a contemporary bathroom, and two well-proportioned bedrooms, one with built-in storage. The double-aspect reception room provides a bright and welcoming hub of the home, while outside, residents enjoy communal gardens and the added benefit of a large secure external storage cupboard. With gas-fired central heating, double glazing throughout and the advantage of vacant possession – removing the stress of an onward chain – this apartment represents an excellent opportunity for first-time buyers, downsizers, or investors seeking a property ready to move straight into.









Approximate total area⁽¹⁾

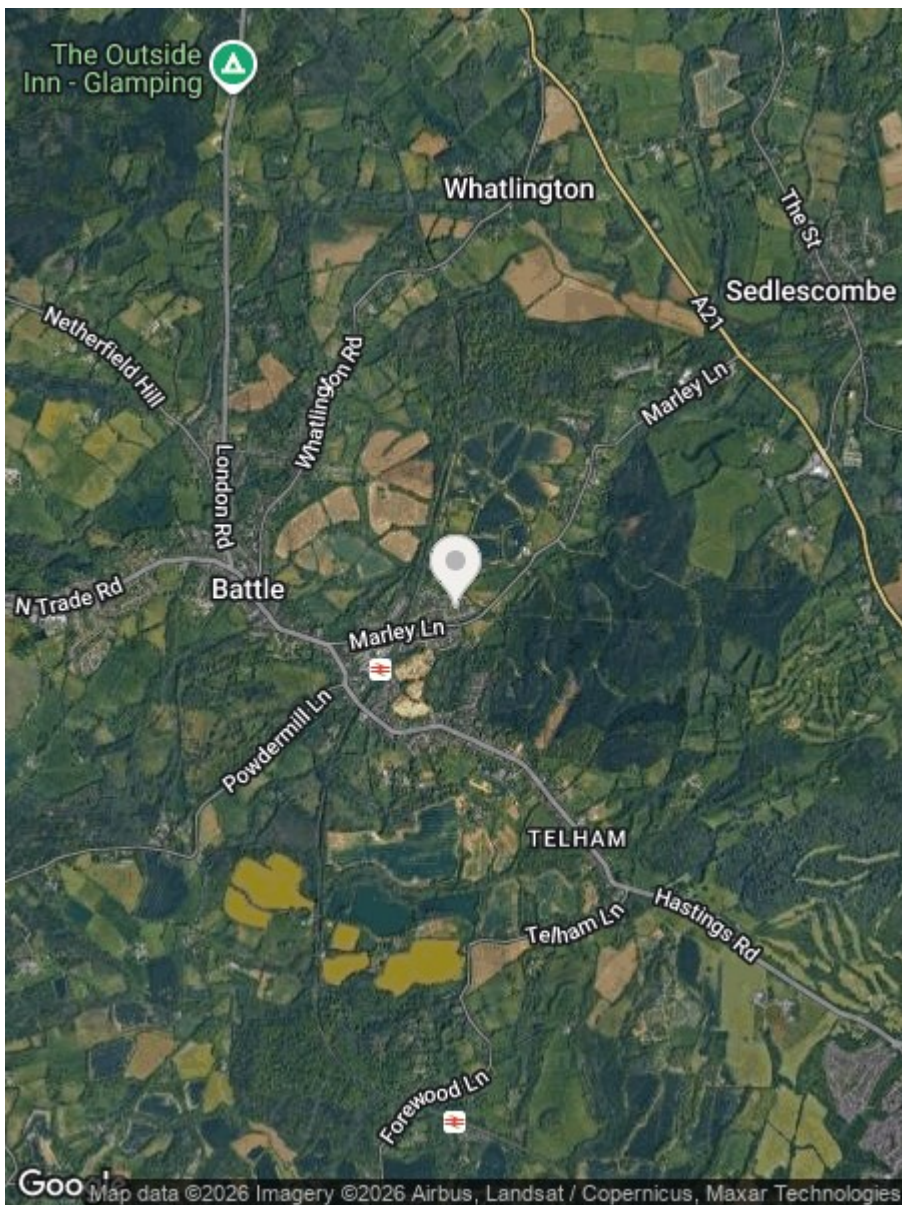
54.6 m²

587 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	76
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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