

54 Coronation Gardens, Battle

£155,000 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.

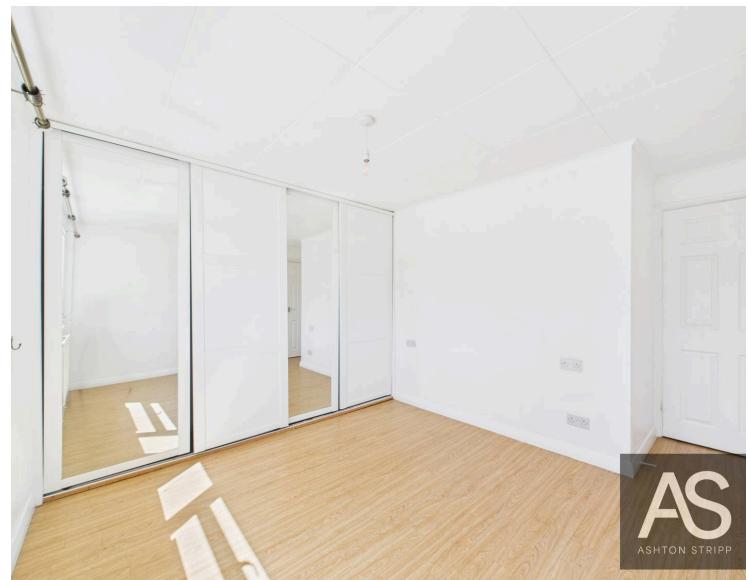
Gas Central Heating

Council Tax Band A

Lease length: 215 years from 6th Feb 1989 (or 179 years left)

Management fees 2025-2: £96.24 per month

Ground rent: £10 per year



- 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



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