

**RUSH  
WITT &  
WILSON**



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**38 Coronation Gardens, Battle, East Sussex TN33 0DW  
£299,950 Freehold**

**This beautifully presented and well-maintained two-bedroom terraced home combines comfort, practicality, and a touch of charm. Set back from the road, it offers off-street parking for two vehicles and a peaceful rear garden, thoughtfully landscaped with Indian sandstone paving, mature trees, lush planting, sheds, outside storage, and a greenhouse – perfect for those who enjoy both relaxing outdoors and a spot of gardening. Inside, the home feels light and airy throughout. The welcoming porch and entrance hall lead into a dual-aspect living/dining room with a cosy central log burner. A modern fitted kitchen enjoys the same outlook and connects to a rear lobby and a converted utility room for added convenience. Upstairs, two generously proportioned bedrooms are complemented by a separate bathroom and WC. The property also offers scope to adapt or extend (subject to necessary consents), making it a versatile option for the future. Ideally positioned close to popular schools, mainline rail links, and the historic Battle High Street with its array of shops, cafés, and amenities, this home also enjoys easy access to local recreation grounds and woodland walks.**



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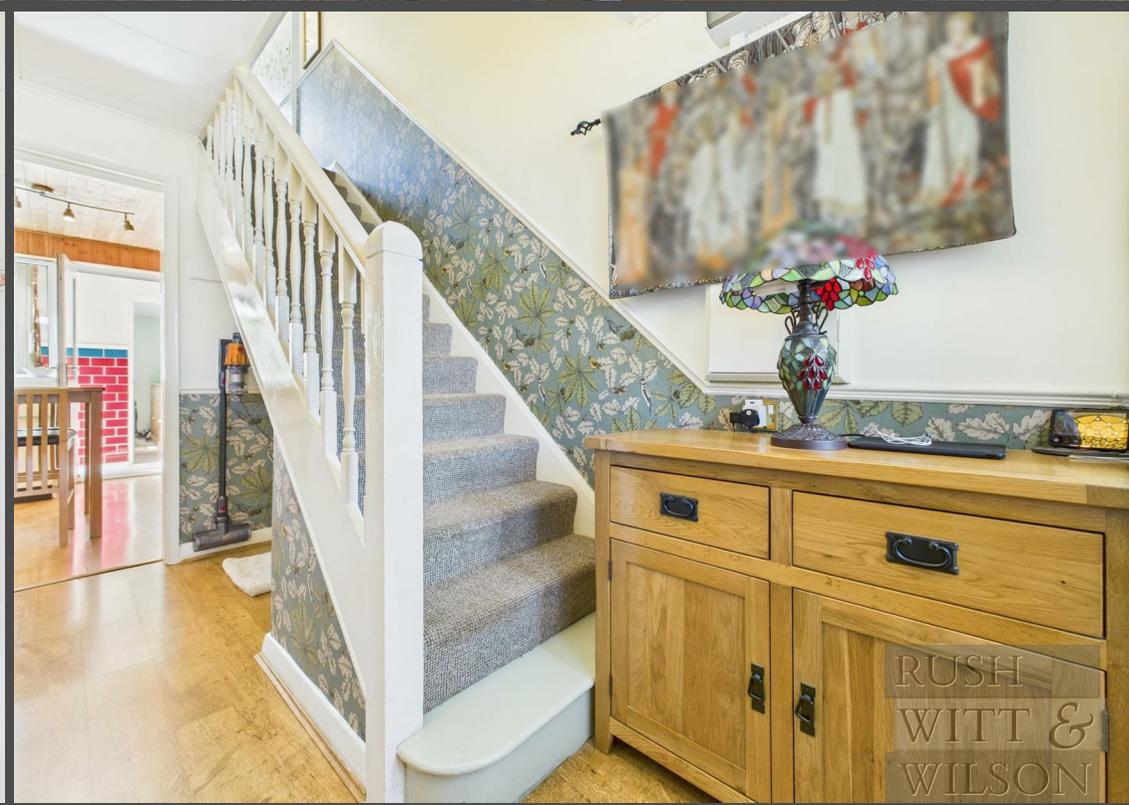
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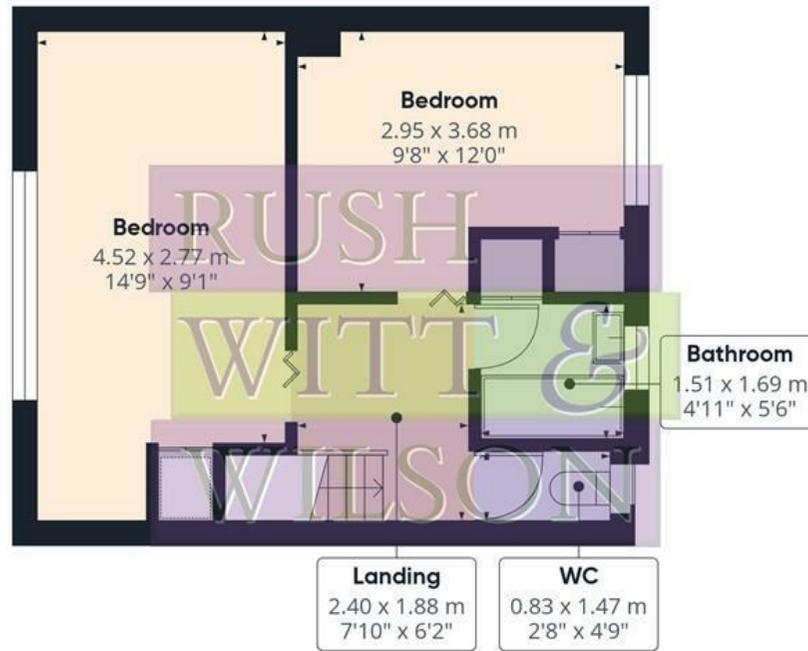
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

74 m<sup>2</sup>

795 ft<sup>2</sup>

Reduced headroom

0.7 m<sup>2</sup>

8 ft<sup>2</sup>

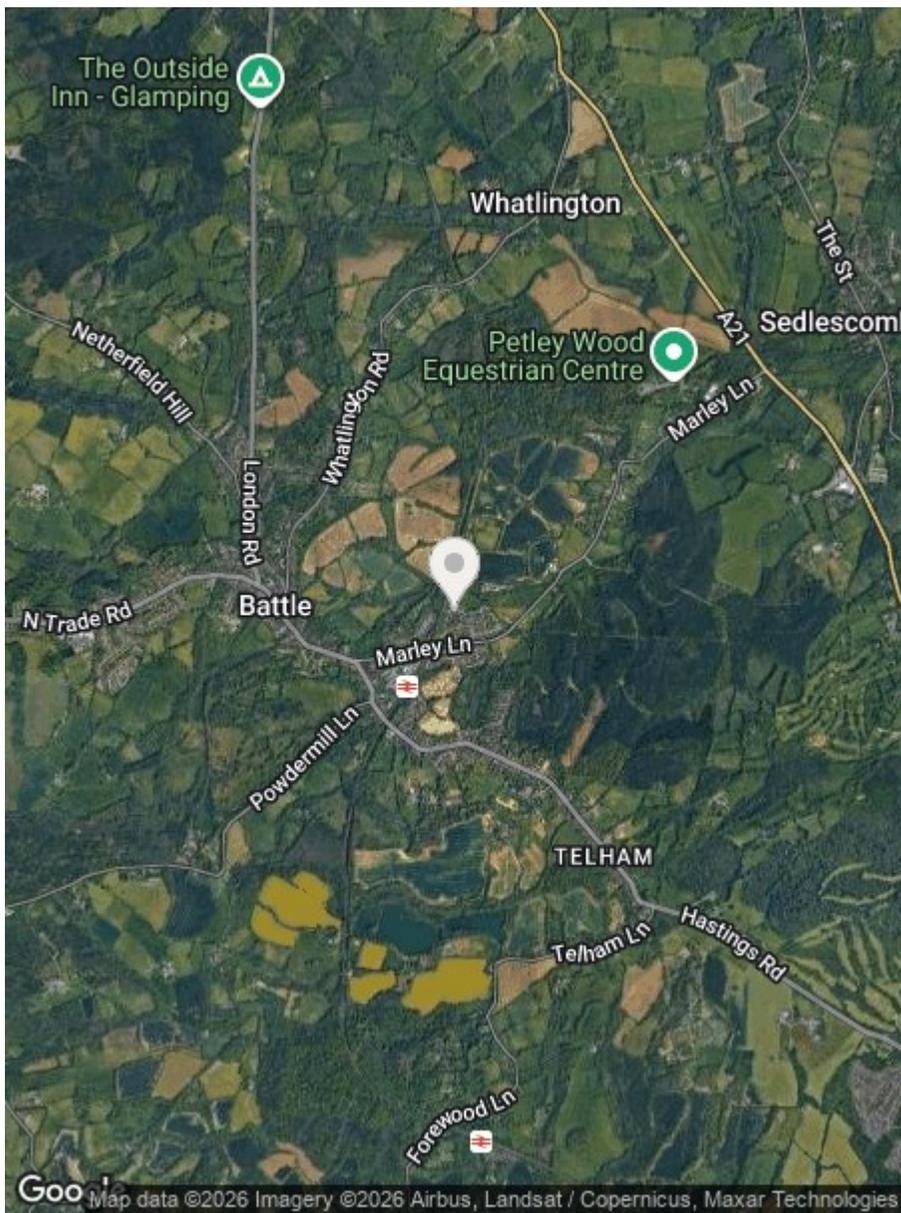
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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		
	69	75
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – B

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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