

RUSH  
WITT &  
WILSON



22 Coronation Gardens, Battle, East Sussex TN33 0DW  
£285,000

This deceptively spacious semi-detached property has been extended in recent years and finished to a particularly high standard throughout. The accommodation comprises a spacious entrance hall, cloakroom, sitting room with wood burning stove, contemporary high gloss kitchen/dining room with bi-folding doors and adjoining utility room. To the first floor there are two double bedrooms one with fitted wardrobes and a shower room. The property is ideally located within a short walk of the mainline station to London Charing Cross and only a bit further to the High Street and excellent schools. Outside there is off street parking for two vehicles and a landscaped rear garden with a feature wildlife pond and insulated timber frame workshop/garden room.

Property approached via pathway leading to wooden and glazed front door with exterior lighting leading into:-

#### Entrance Hall

Double glazed window to side aspect, Karndean flooring, inset lighting, security alarm system, large understairs storage cupboard and double radiator.

#### Cloakroom

Fitted with a concealed low level wc and vanity wash hand basin with mixer tap and storage cupboard beneath, chrome heated towel rail, ceiling lighting and Karndean flooring.

#### Sitting Room

22'2 x 11'4 (6.76m x 3.45m)  
Enjoying a dual aspect via double glazed windows to front and side aspect, inset ceiling lighting, double radiator, alcove shelving and cupboard, wood burning stove on flagstone hearth and Karndean flooring.

#### Kitchen/Dining Room

12'6 x 14'10 (3.81m x 4.52m)  
This light and airy room is well appointed and fitted with a matching range of high gloss wall and base mounted

units with soft close drawers and wood effect work surface, tiled surround, single bowl ceramic sink with drainer and mixer tap, integral slimline dishwasher, integral eye level oven and grill and five ring gas hob with stainless steel cooker hood over, space for fridge/freezer, pelmet and kickboard lighting, inset ceiling lighting, tiled floor, double radiator, double glazed window to side aspect and a set of triple bi-folding doors with rear garden access and aspect and space for dining table.

#### Utility Room

6'4 x 4'7 (1.93m x 1.40m)  
Double glazed window to rear aspect, wood effect work surface with space for washing machine and tumble dryer, ceiling lighting, double radiator, extractor and wall mounted gas fired boiler.

#### First Floor

Fully carpeted stairs leading to:-

#### Landing

With space that could be utilised as a study area, double glazed window to side aspect, inset ceiling lighting and double radiator.

#### Bedroom One

14'9 x 9'3 (4.50m x 2.82m)  
Fitted with an extensive range of built-in wardrobes incorporating hanging rails and shelving with sliding veneered and mirrored doors, double glazed windows to side aspect, inset ceiling lighting, radiator and loft hatch access with pull down ladder to boarded loft with lighting.

#### Bedroom Two

15'1 x 10'4 (4.60m x 3.15m)  
Double glazed window to rear aspect, inset ceiling lighting, security alarm panel and radiator.

#### Shower Room

Fitted with a low level wc, vanity wash hand basin with mixer tap and storage cupboard beneath, large shower cubicle with Aqualisa power shower, part tiled walls, Velux window to side aspect, inset ceiling lighting, chrome heated towel rail and extractor.

#### Outside

#### Driveway

The front of the property is arranged to block paved parking for two vehicles with side pathway and gated rear access.

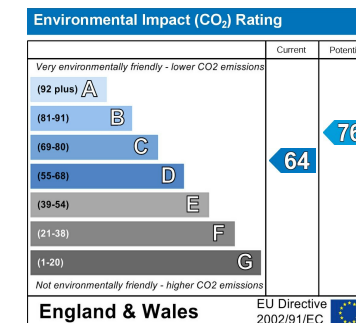
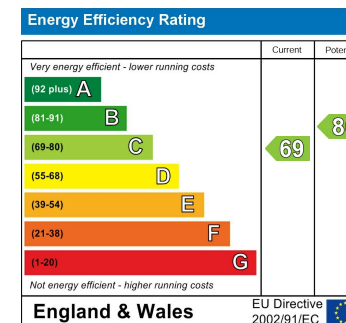
#### Rear Garden

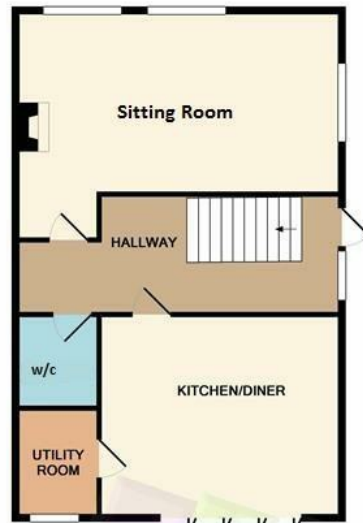
The delightful landscaped garden is fence enclosed with gated sides access, with a large paved terrace adjacent to the property which incorporated and wildlife pond and step leading up onto a lawned area with mature shrub and flower planted borders and pathway leading to a decked seating area and access to a fully insulated timber workshop/garden room measuring 3.80m x 5.40m with power and lighting.

#### Agents Notes

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.





GROUND FLOOR  
APPROX. FLOOR  
AREA 629 SQ.FT.  
(58.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 473 SQ.FT.  
(43.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1102 SQ.FT. (102.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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