

**RUSH  
WITT &  
WILSON**



**112 Coronation Gardens, Battle, East Sussex TN33 0DW**  
**Offers In Excess Of £140,000 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.**

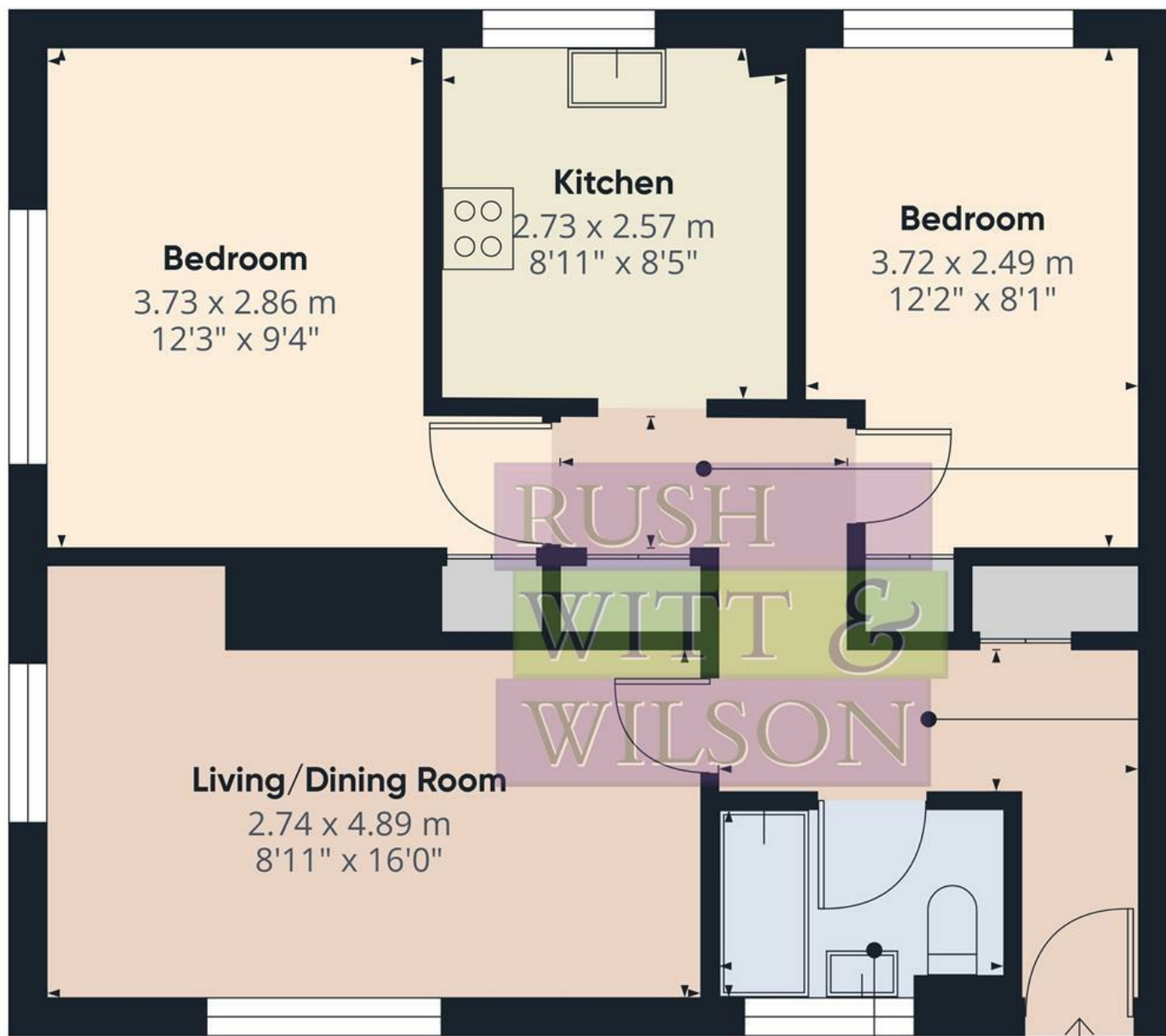












Approximate total area<sup>(1)</sup>

54.6 m<sup>2</sup>

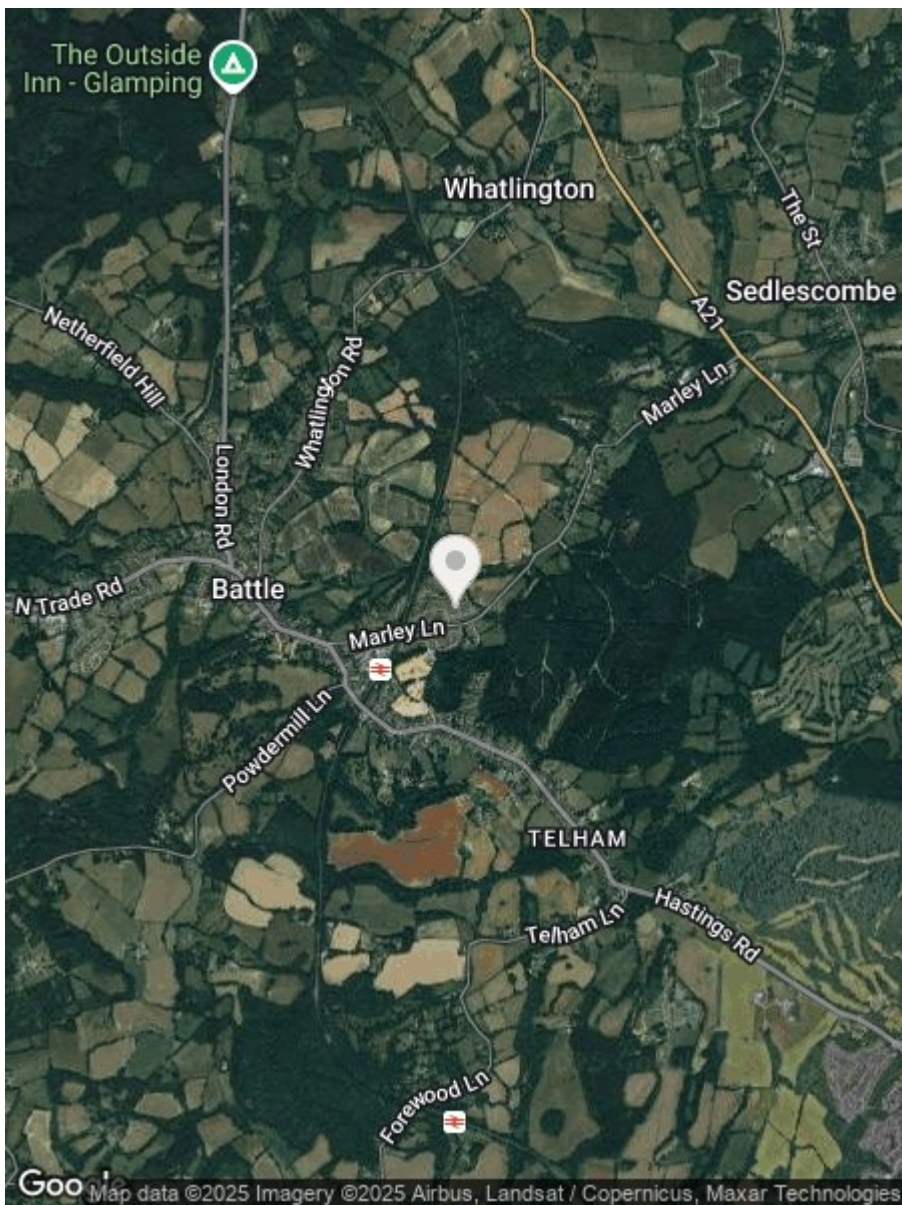
587 ft<sup>2</sup>


(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 <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		
England & Wales		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 – A

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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