



ESTATE AGENTS

38, Coronation Gardens, Battle, TN33 0DW

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Price £299,950

PCM Estate Agents are delighted to present to the market an opportunity to secure this well-presented TWO BEDROOM MID TERRACED HOME, set back from the road and benefitting from OFF ROAD PARKING for two vehicles and a LOW-MAINTENANCE REAR GARDEN.

Accommodation comprises an entrance porch leading to entrance hall, DUAL ASPECT LOUNGE-DINING ROOM with a LOG BURNER, kitchen with access to a rear lobby and UTILITY ROOM, first floor landing, TWO GENEROUS DOUBLE BEDROOMS, bathroom and a SEPARATE WC. Externally, the property benefits from OFF ROAD PARKING to the front and a LOW-MAINTENANCE REAR GARDEN, ideal for alfresco dining and entertaining.

Ideally positioned close to popular schools, mainline railway station and the historic Battle High Street, with its array of shops, cafe's and amenities. The property also offers benefits with easy access to beautiful woodland walks.

Please contact PCM Estate Agents to arrange your appointment.

DOUBLE GLAZED FRONT DOOR

Opening into:

ENTRANCE PORCH

Double glazed frosted window to front aspect, part tiled walls, ample space for coat and shoe storage, double glazed door opening to:

ENTRANCE HALL

Stairs rising to the first floor landing, radiator, ample under stairs storage, sliding door opening to:

LOUNGE

11'5 x 11'1 (3.48m x 3.38m)

Feature wood burning stove with tiled hearth, radiator, double glazed window to front aspect, archway opening into:

DINING ROOM

9'6 x 7'8 (2.90m x 2.34m)

Serving hatch opening to kitchen, radiator, double glazed window to rear aspect providing pleasant views onto the garden.

KITCHEN

9'6 x 9'4 (2.90m x 2.84m)

Range of eye and base level units, stainless steel sink with mixer tap, wall mounted boiler, space and plumbing for washing machine, space for tall American style fridge freezer, space for freestanding Range style cooker with extractor above, radiator, double glazed window to rear aspect providing pleasant views onto the garden, door to:

REAR LOBBY

Double glazed door providing access to the rear garden, sliding door into:

UTILITY ROOM

Space for tumble dryer, double glazed window to side aspect, part tiled walls, tiled flooring.

FIRST FLOOR LANDING

Doors providing access to:

BEDROOM

17'9 max narrowing to 15' x 9'1 (5.41m max narrowing to 4.57m x 2.77m)

Built in storage cupboard, radiator, double glazed window to front aspect.

BEDROOM

12'1 x 9'7 (3.68m x 2.92m)

Wardrobe, radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, electric shower, wash hand basin, sliding door to airing cupboard, tiled walls, tiled flooring, frosted double glazed window to rear aspect.

SEPARATE WC

Part tiled walls, tiled flooring, wc, frosted double glazed window to rear aspect.

OUTSIDE - FRONT

Dropped kerb providing off road parking, flowerbeds with a range of mature trees and shrubs, footpath leading to front door.

REAR GARDEN

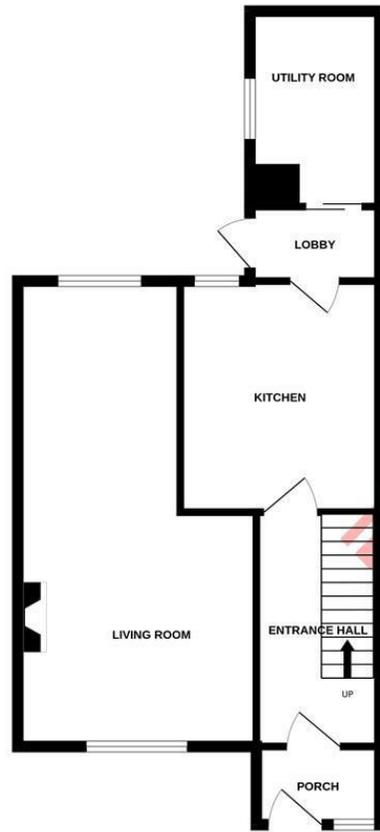
Currently benefitting from a good sized area of patio being ideal for entertaining and dining, further raised beds and planters, range of mature trees and shrubs, storage shed, greenhouse and gated rear access.

Council Tax Band: B

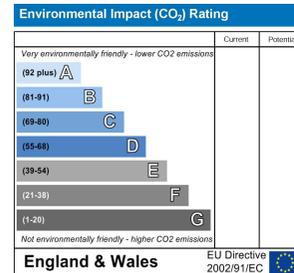
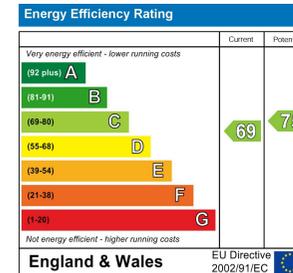


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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