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**Balmoral House, 2 Duke Road, St. Leonards-On-Sea, TN37 7DL**  
**Offers In Excess Of £425,000**



Nestled on Duke Road in the charming St. Leonards-On-Sea, this exceptional detached Victorian house offers a delightful blend of period elegance and modern living. With five spacious bedrooms and a well-appointed bathroom, this property is perfect for families or those seeking multi-generational accommodation. As you enter, you are greeted by a grand Entrance Hall that sets the tone for the rest of the home. The stunning double-aspect Formal Lounge is bathed in natural light, creating a warm and inviting atmosphere. The expansive Kitchen/Dining/Family Room is ideal for entertaining, while a versatile Ground Floor Study/Bedroom 5 provides additional flexibility. A separate Home Office, Utility Room, and Cloakroom/WC complete the ground floor, ensuring convenience for everyday living. Upstairs, you will find four generously sized bedrooms, a central Landing, and a Family Bathroom/WC. The south-facing Balcony offers a lovely spot to enjoy the sunshine and views of the surrounding area. Externally, the gardens are thoughtfully designed with various paved and decked areas, making them easy to maintain while providing a lovely outdoor space. The property also includes Off Road Parking, a valuable feature in this desirable location. Situated in the Silverhill area, this home is just a short stroll from local shopping facilities, bus stops, and the Asda superstore. Families will appreciate the proximity to the highly regarded Silverdale Primary Academy, located within a quarter-mile of the property.

This unique Victorian house is a rare find, combining character, space, and convenience in a sought-after location. It truly is a wonderful opportunity for those looking to make a new home in St. Leonards-On-Sea.



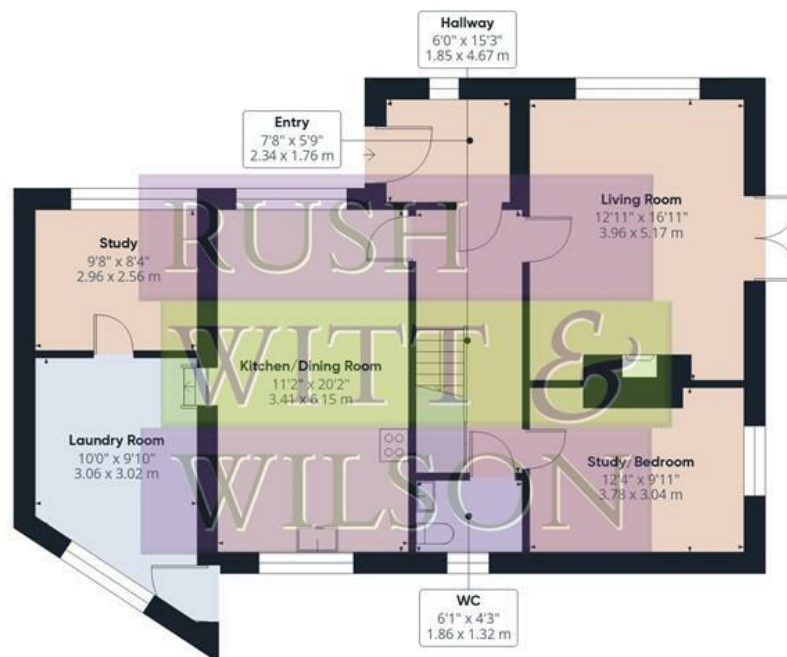




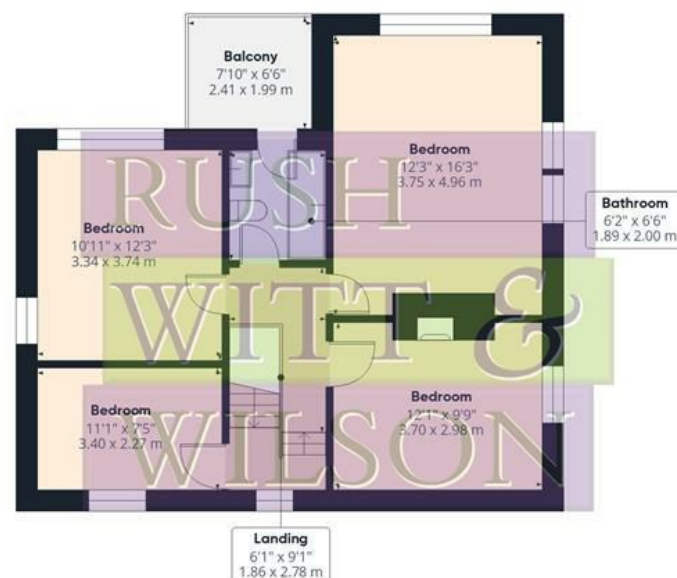








**Floor 0**



**Floor 1**

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

1570 ft<sup>2</sup>

145.8 m<sup>2</sup>

**Balconies and terraces**

51 ft<sup>2</sup>

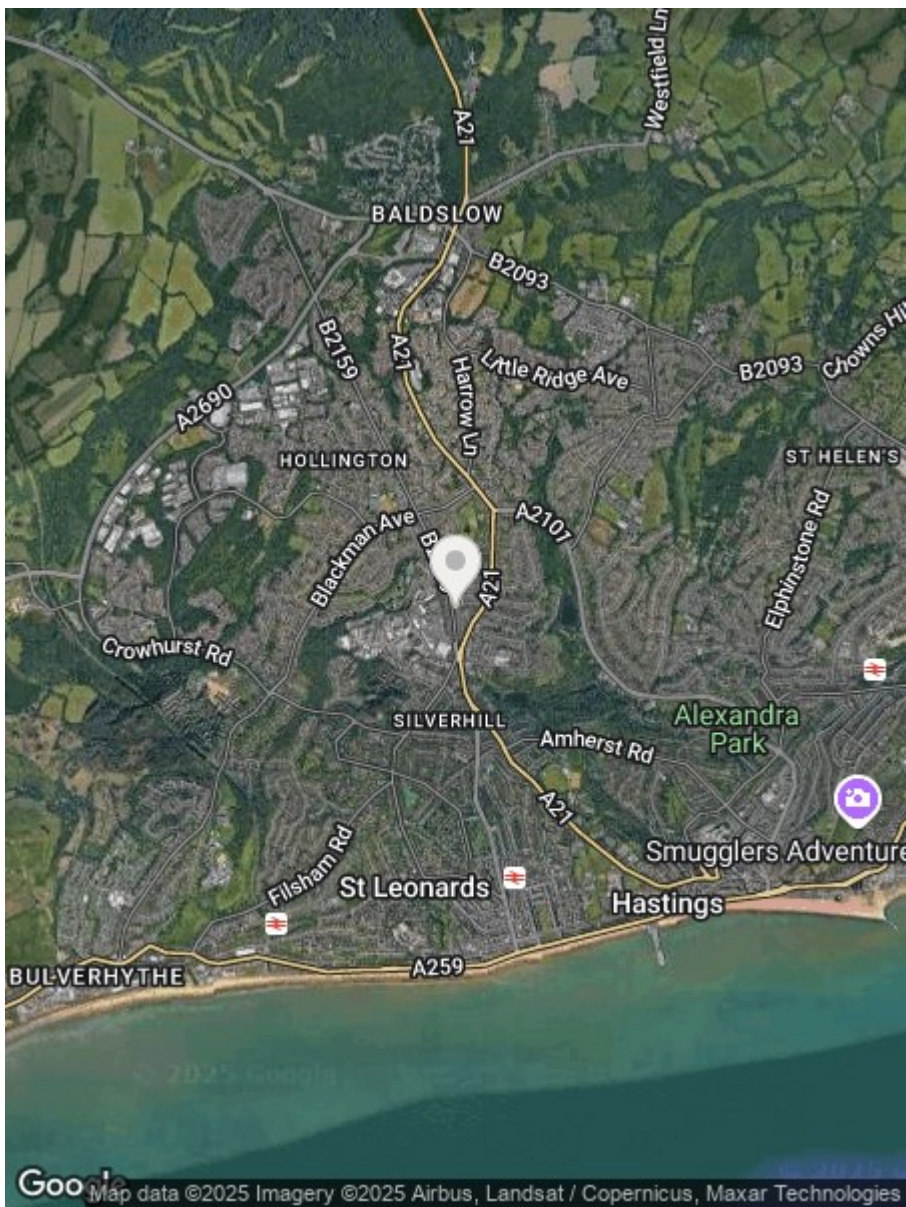
4.7 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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