

**RUSH  
WITT &  
WILSON**



**12 Duke Road, St. Leonards-On-Sea, TN37 7DL**  
**Offers In Excess Of £235,000 Freehold**



**Nestled in the charming area of Duke Road, St. Leonards-On-Sea, this delightful two-bedroom semi-detached house presents an excellent opportunity for first-time buyers. The property boasts a well-proportioned reception room, providing a welcoming space for relaxation and entertaining. The neutral decor throughout the home creates a bright and airy atmosphere, allowing you to easily personalise the space to your taste. Both bedrooms are generously sized, offering comfort and versatility for your living arrangements. The bathroom is conveniently located, ensuring practicality for everyday living. One of the standout features of this property is the allocated parking space, accommodating up to two vehicles, which is a rare find in this desirable location. Being chain-free adds to the appeal, allowing for a smoother transition into your new home. This house is not only a perfect starter home but also a wonderful investment in a vibrant community. With its convenient location and thoughtful layout, this property is sure to attract those looking to establish themselves in St. Leonards-On-Sea. Do not miss the chance to make this charming house your new home.**







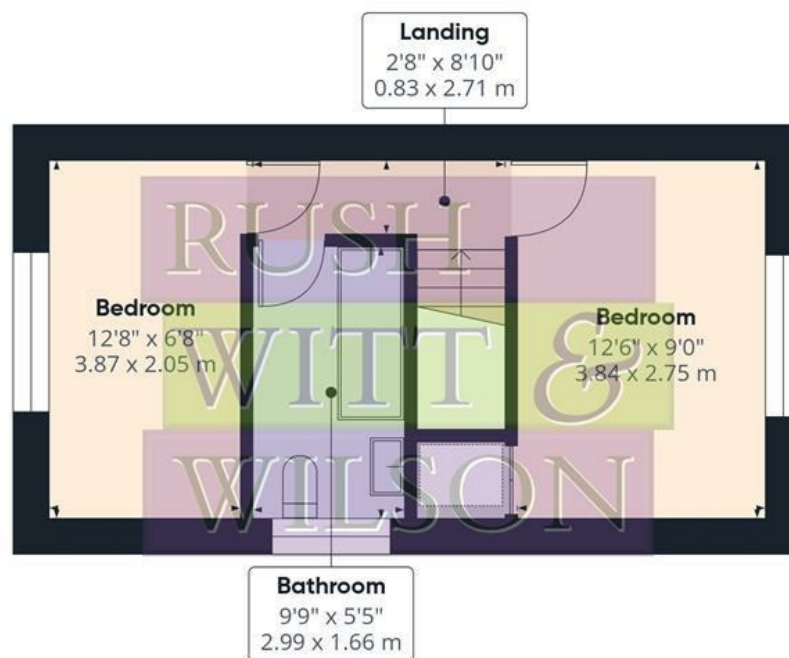








Floor 0



Floor 1

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

606 ft<sup>2</sup>

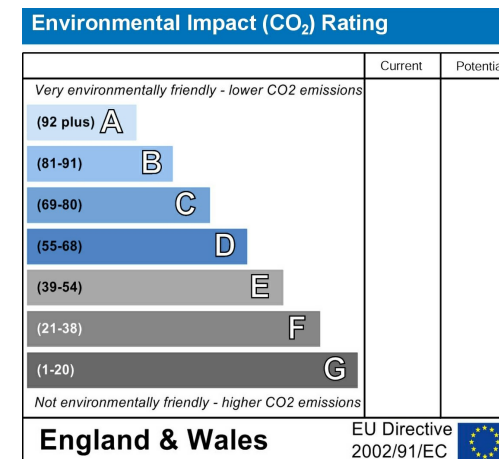
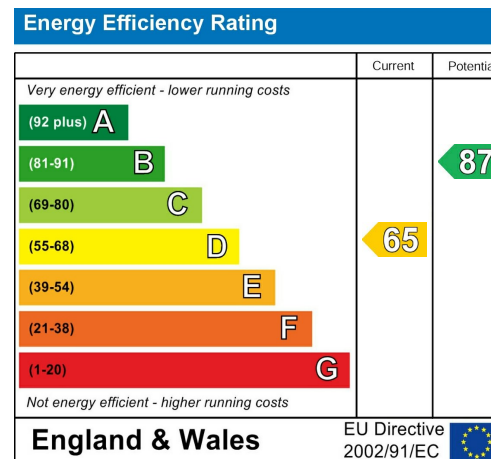
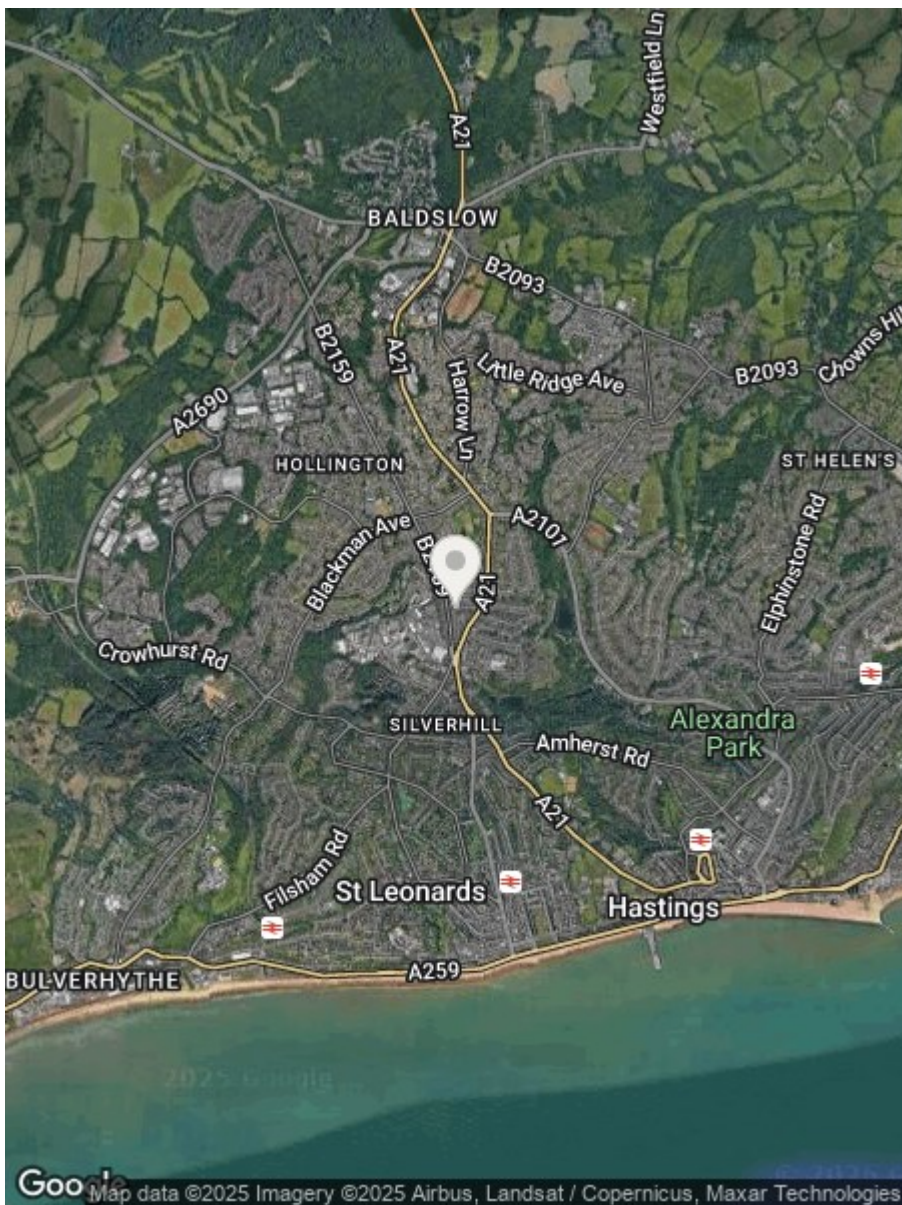
56.3 m<sup>2</sup>

(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



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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