

**RUSH  
WITT &  
WILSON**



**26 Gresham Way, St. Leonards-On-Sea, East Sussex TN38 0UE  
Offers In Excess Of £500,000**



Rush Witt & Wilson welcome to the market this elegantly presented expansive 1485.42 sq. ft property located in Gresham Way. This sterling example of a detached chalet style bungalow boasts it's two floor layout. Four sun-drenched bedrooms and two modern bathrooms round out this spacious home. On the ground floor there is a modern equipped kitchen, a luxurious bathroom with a walk-in shower, freestanding bath and a double sink, a WC & utility room, two sizeable bedrooms with one leading out towards the rear garden and a spacious living room that features captivating distant sea views framed by exquisite dual-aspect windows. The first floor does not disappoint as it offers another two bedrooms as well as a bathroom equipped with a shower. Location is always vital and this property over-delivers, being a stone's throw away from respected educational institutions including 'The St Leonards Academy' and 'West St. Leonards Primary Academy'. For commuters or those looking for accessible transport, 'West St Leonards Train Station' is also closely situated. Externally the property has two off street parking spaces for multiple vehicles. The garden is mostly laid to lawn with a summer house and separate greenhouse, there are also raised decked areas which is adjacent to a brick-built BBQ which in the summer months makes a fantastic addition. This property is a blend of modern sophistication and dramatic allure with a promise of comfort and convenience. It meticulously caters to every families needs and is absolutely worth considering for those seeking a high-quality lifestyle. We welcome your enquiries to view this property and a phone call away if wishing to book your viewing.







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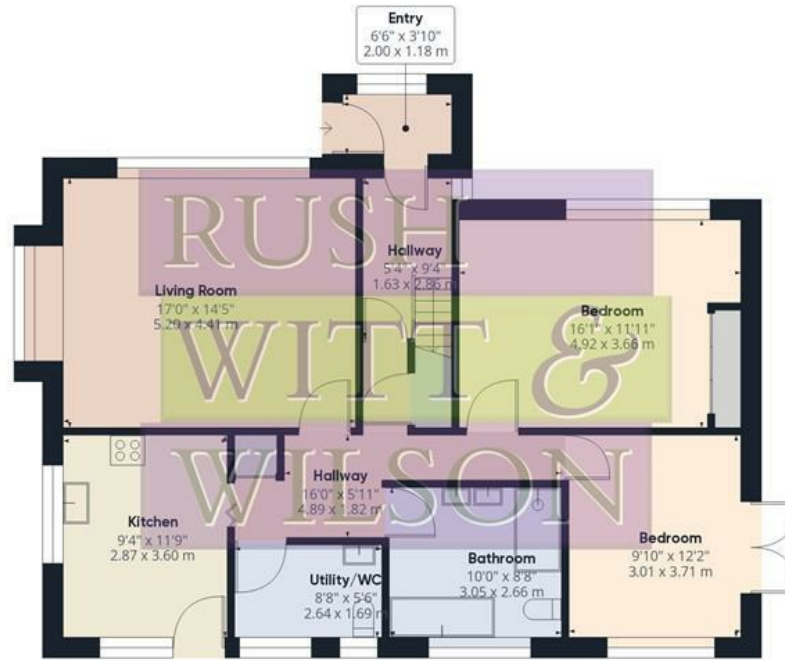




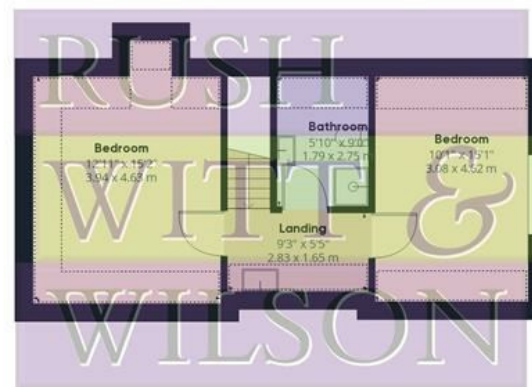
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Floor 0



Floor 1

**Approximate total area<sup>0)</sup>**

1492.23 ft<sup>2</sup>

138.63 m<sup>2</sup>

**Reduced headroom**

142.6 ft<sup>2</sup>

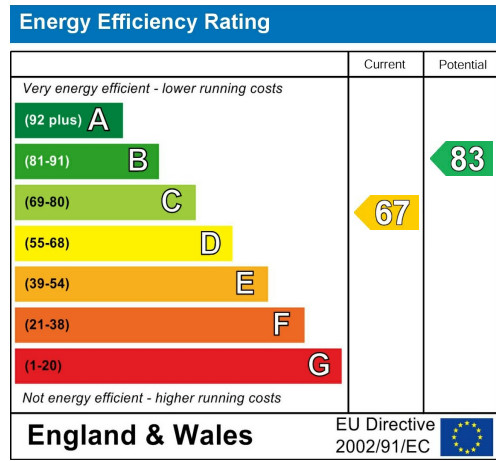
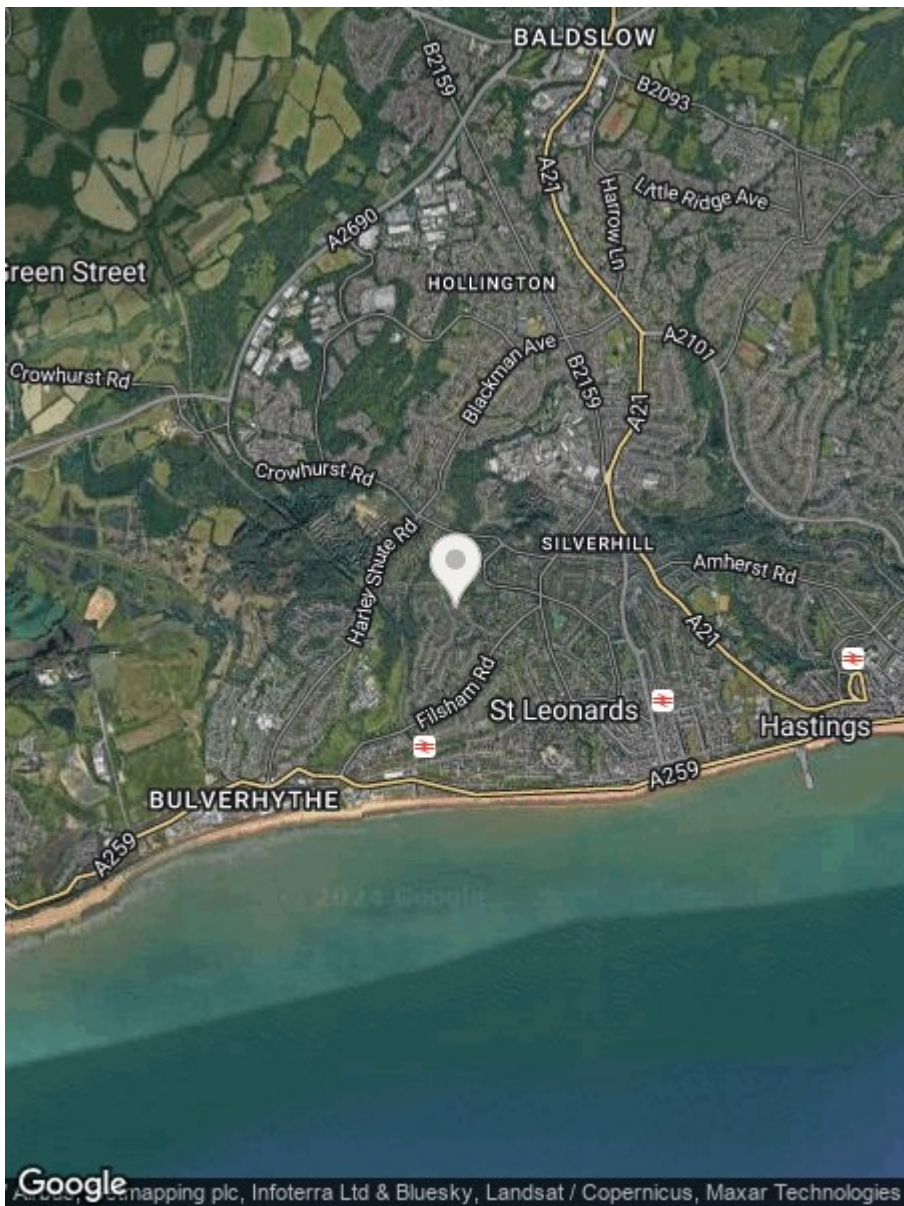
13.25 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

**GIRAFFE 360**



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