

**RUSH  
WITT &  
WILSON**



RUSH  
WITT &

**100 Burry Road, St. Leonards-On-Sea, TN37 6QX**  
**£475,000**



**Charming 1930s chalet bungalow with woodland views & rare off-road parking with detached garage. Tucked away in a quiet, well-connected neighbourhood, this beautiful three bedroom 1930s bungalow offers the perfect blend of character, comfort, and convenience with the added bonus of rare off-road parking and a garage, a true luxury in this location. Set on a generous plot, the home boasts a large rear garden that gently backs onto peaceful woodland, creating a private, green sanctuary right on your doorstep. Whether you're looking to downsize without compromise or find a forever home in a well-established area, this property is a standout. Key Features: Three well-proportioned bedrooms. Conservatory. Spacious lounge with classic 1930s charm and a separate dining room. Functional kitchen and bathroom with scope to update. Large rear garden with direct woodland backdrop. Large main bedroom with en suite. Garage and off-road parking – a rare find in this area. Ideally located for local shops, amenities, and regular bus routes. This much-loved bungalow offers huge potential for further modernisation or even future extension (subject to planning), all while retaining the timeless charm of its era. With the woodland beyond your fence and everyday essentials just a stroll away, this is a home that brings nature and convenience together beautifully. Early viewing is highly recommended – bungalows in this location rarely come to market. Contact us today to arrange a viewing.**

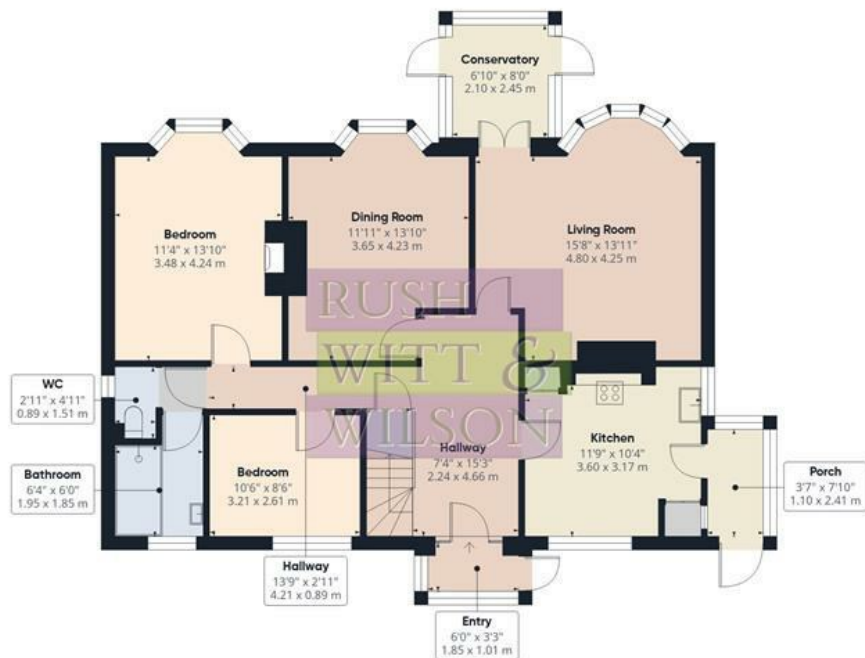




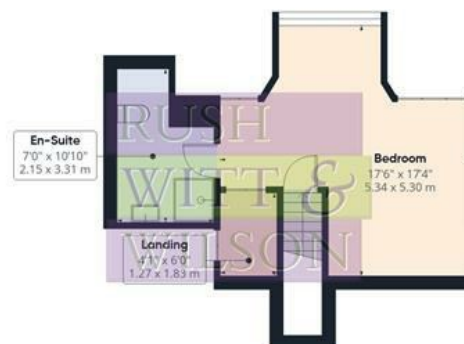








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>m</sup>

1613 ft<sup>2</sup>

149.7 m<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>

0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

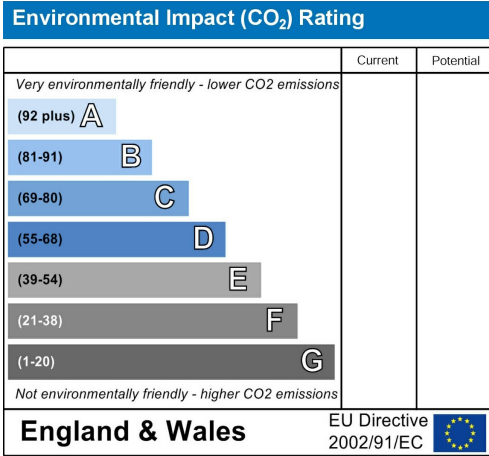
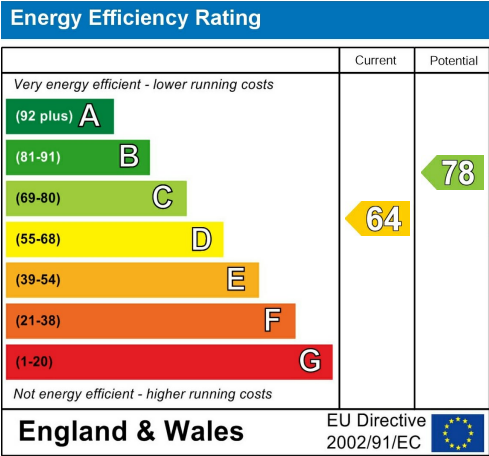
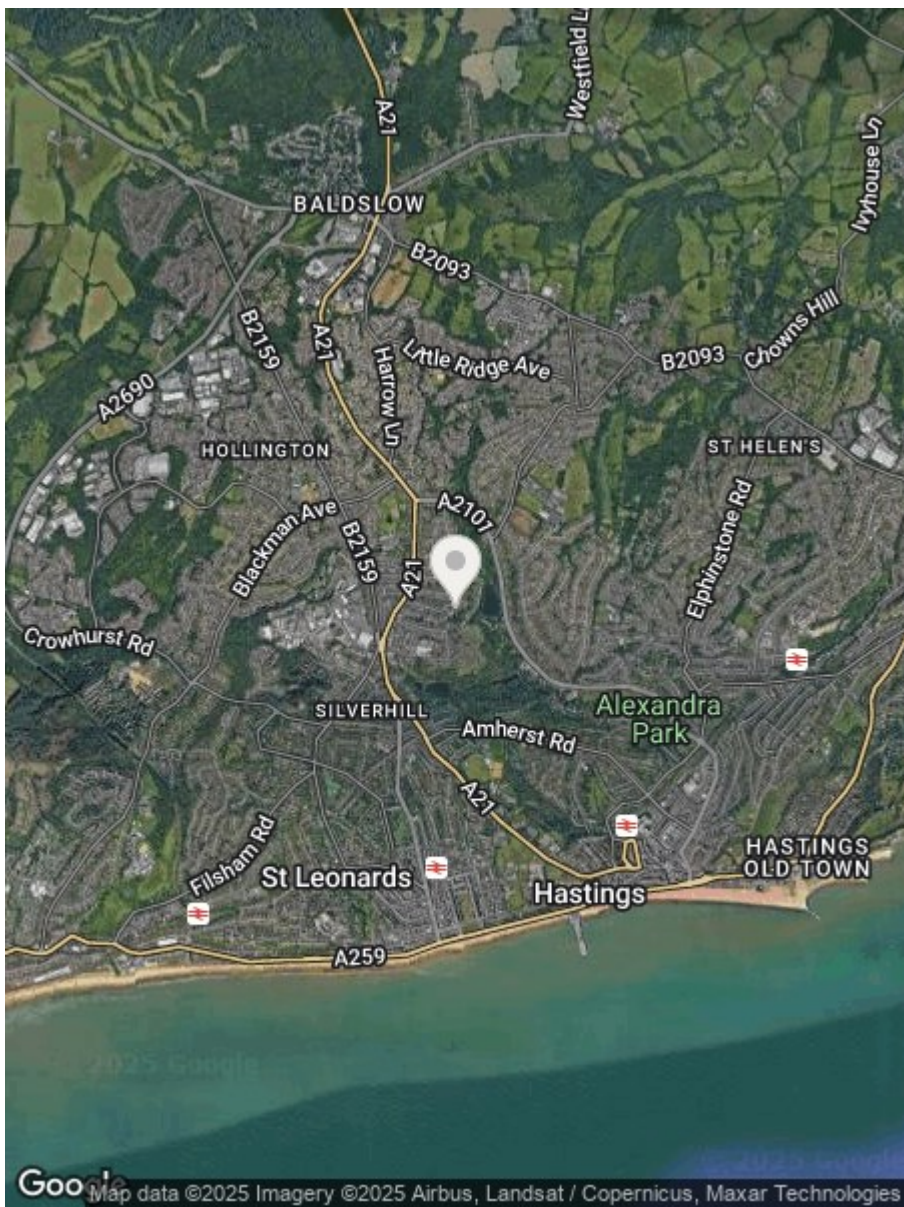
..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360





**RUSH  
WITT &  
WILSON**

**Residential Estate Agents**  
**Lettings & Property Management**



**Rother House Havelock Road**  
**Hastings**  
**East Sussex**  
**TN34 1BP**  
**Tel: 01424 442443**  
**hastings@rushwittwilson.co.uk**  
**www.rushwittwilson.co.uk**