



## 31 The Layne, Elmer Sands

Guide Price £375,000

# 31 The Layne

- Detached Chalet-Style House
- Private Elmer Sands Estate
- Close to the Beach
- No Forward Chain
- 1,145 Sq Ft in Total
- 4 Bedrooms
- Shower Room & Separate WC
- 120ft Rear Garden
- Driveway & Garage
- Potential for Modernisation/Redevelopment

Located within the sought-after Elmer Sands Private Estate and positioned within easy reach of the local beach, this detached chalet-style house now offers potential for modernisation and redevelopment, subject to the usual permissions. Occupying a generous plot with the rear garden measuring some 120ft, this property is offered for sale with the added advantage of no onward chain.

Currently offering 1,145 sq ft of accommodation, the property features four bedrooms (two on each floor), a central sitting room, kitchen, ground floor cloakroom and first floor shower room.

Stepping outside, you are greeted by a truly impressive rear garden which is mainly laid to lawn with established borders and offering a high degree of privacy. At the front, the property features a driveway leading up to the attached garage.

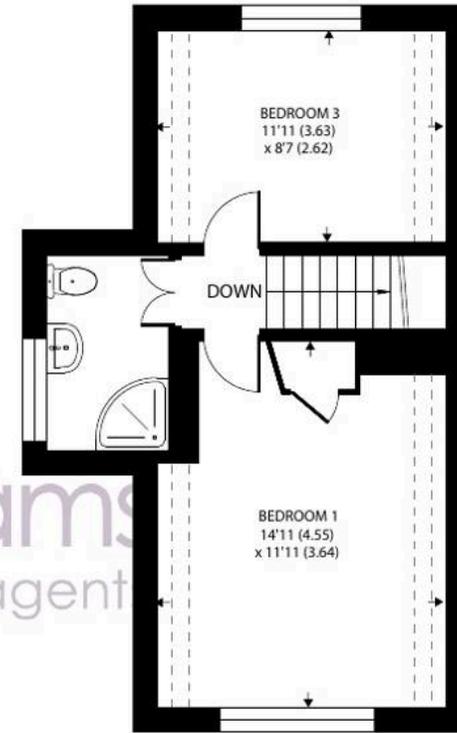
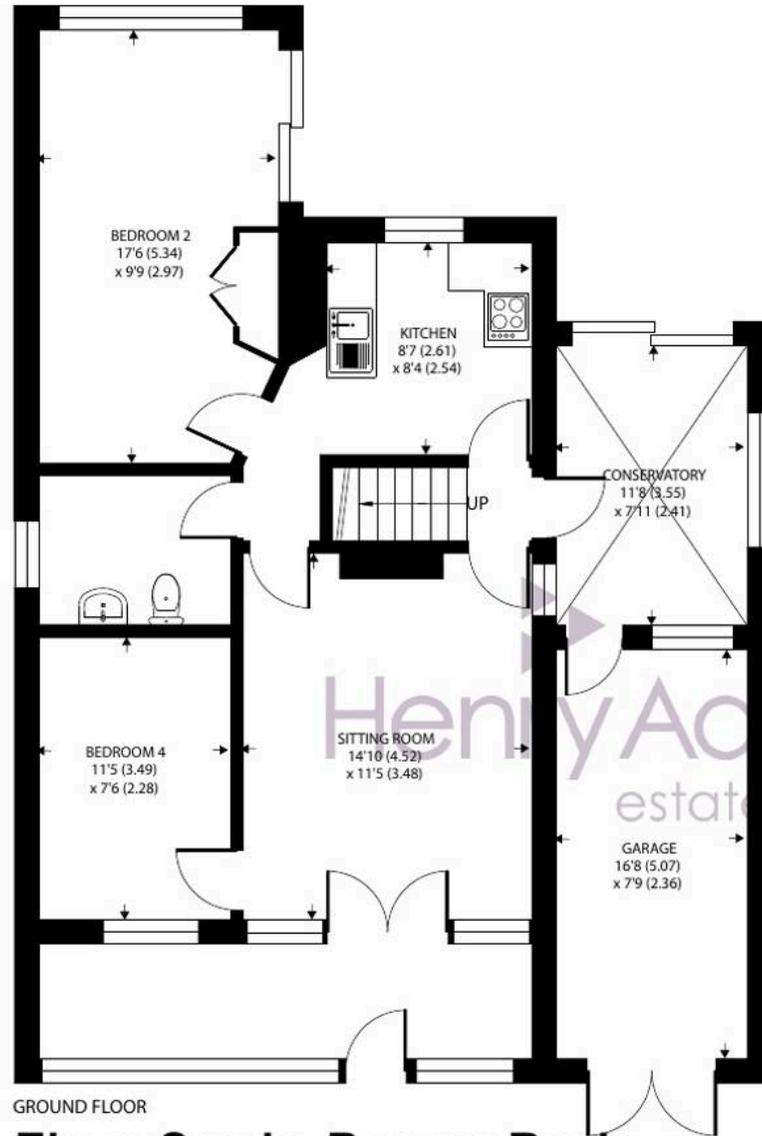
Estate Charge: We understand the estate charge is approximately £200 p.a.







Denotes restricted head height



FIRST FLOOR

GROUND FLOOR

## The Layne, Elmer Sands, Bognor Regis

Approximate Area = 1145 sq ft / 106.3 sq m

Limited Use Area(s) = 57 sq ft / 5.2 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 1330 sq ft / 123.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2026. Produced for Henry Adams. REF: 1422407

The Layne is located on the popular Elmer Sands, a private estate adjoining the beach and within a short distance to the east of the Middleton-on-Sea village centre. For those interested in sailing, the Elmer Sands Boating and Angling Club has private boat berths, a small club house and launching facilities. A range of local facilities and independent shops including a post office will be found upon the parade at Middleton. The Middleton Sports Club is located on Sea Lane and is a lovely traditional club established in 1926 with cricket, tennis & squash courts, a bowling green, gym, and popular restaurant. Felpham golf club and Arun Leisure Centre with swimming pool, are also within easy reach. Further facilities will be found at Bognor Regis and the historic cities of Chichester (10 miles) and Arundel (6 miles) including a mainline rail link to London Victoria.

What3Words ///awesome.snowballs.formal

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E





## Henry Adams - Middleton on Sea

Henry Adams LLP, Old Bank House, 128 Middleton on Sea - PO22 6DB

01243 587687

[middleton@henryadams.co.uk](mailto:middleton@henryadams.co.uk)

[www.henryadams.co.uk](http://www.henryadams.co.uk)

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