



8 The Layne, Elmer Sands

Guide Price £525,000



8 The Layne

A detached chalet style bungalow with south-westerly garden.

- Detached Chalet Bungalow
- 1,241 Sq Ft in Total
- Elmer Sands Private Estate
- Close to the Beach
- Kitchen-Breakfast Room
- Generous Sitting Room
- 2 Ground Floor Bedrooms
- 3rd First Floor Bedroom
- Garage & Driveway
- South-Westerly Garden

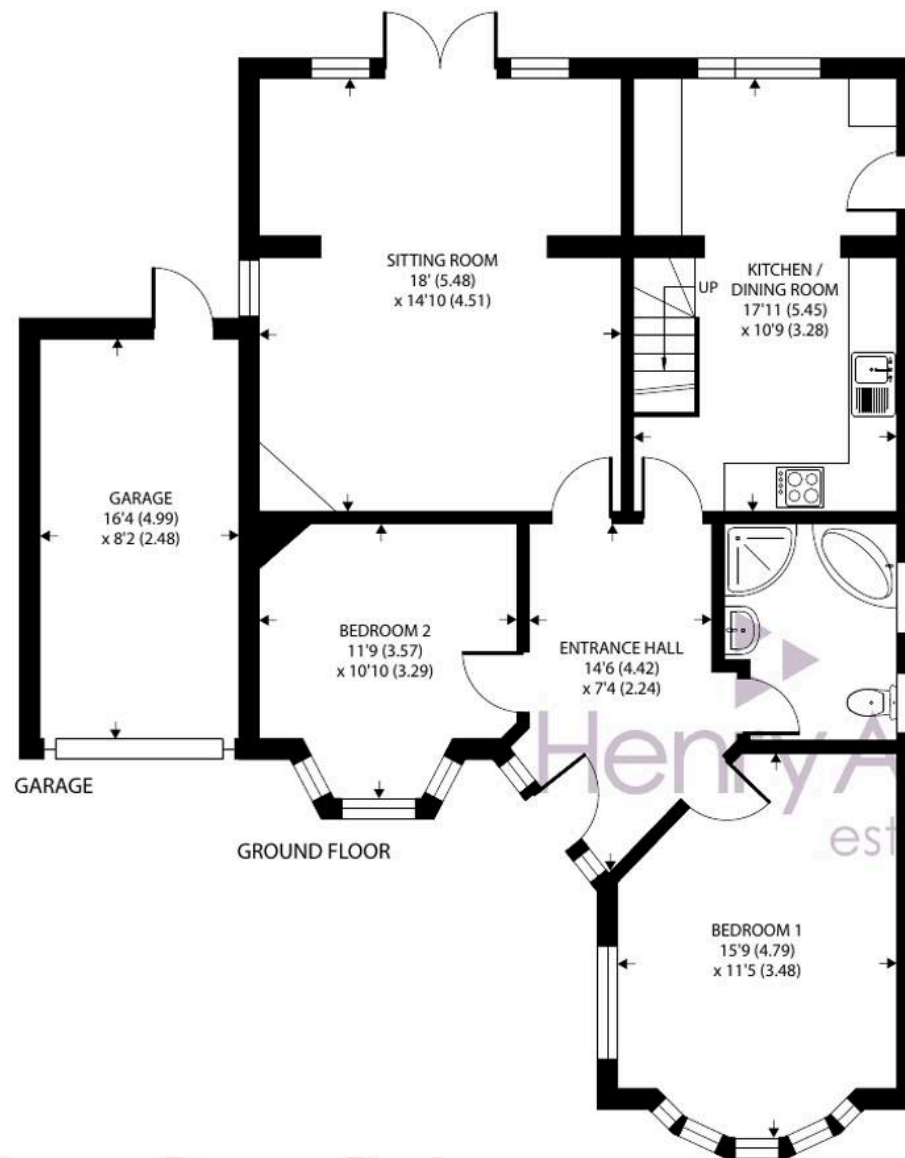
Located within the private Elmer Sands Estate just a 'stone's throw' away from the pristine sandy shores, this detached chalet-style bungalow presents a rare opportunity to own a well proportioned residence in a highly sought-after coastal location.

The accommodation measures 1,241 Sq Ft (including the attached garage) and briefly comprises: spacious entrance hall, a well proportioned sitting room with doors leading out to the rear garden, a kitchen-breakfast room also with door to the garden, family bathroom with separate shower cubicle, and two double bedrooms. Ascend to the first floor to discover a third bedroom along with a toilet and washbasin, offering privacy and comfort for residents or guests.









Denotes restricted
head height



The Layne, Bognor Regis

Approximate Area = 1108 sq ft / 102.9 sq m

Limited Use Area(s) = 248 sq ft / 23 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 1489 sq ft / 138.3 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). © nichecom 2025.
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Convenience is key with a garage and driveway, providing ample parking space for vehicles. The south-westerly garden offers a high level of privacy and the potential for creating outdoor havens, perfect for alfresco dining or enjoying the sunshine.

The popular Elmer Sands Private Estate is situated to the east of Middleton-on-Sea and benefits from direct beach access. Amenities can be found at nearby Middleton, which include a doctors surgery, pharmacy, post office, newsagents and a convenience store.

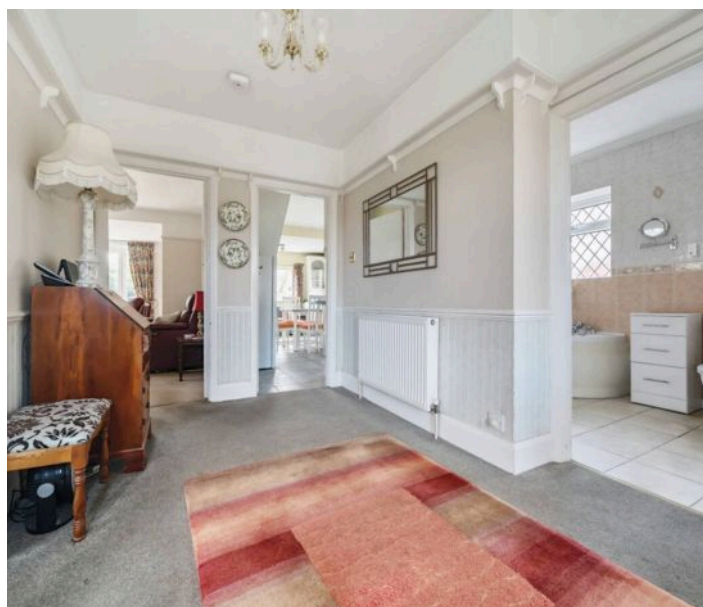
Estate Charge: We understand the estate charge is approximately £180 p.a.

What3Words ///meanwhile.baseballs.urban

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





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