



36 The Layne, Elmer Sands

Guide Price £590,000

 **Henry Adams**
estate agents

36 The Layne

Recently renovated four/five bedroom home.
Close to the beach. No onward chain.

- Detached Family Home
- 1,571 Sq Ft Accommodation
- No Onward Chain
- Close to the Beach
- Recently Renovated Throughout
- Generous West Facing Garden
- Four/Five Bedrooms
- En-Suite & Family Bathroom
- Off-Road Parking
- Expansive Open Plan Kitchen

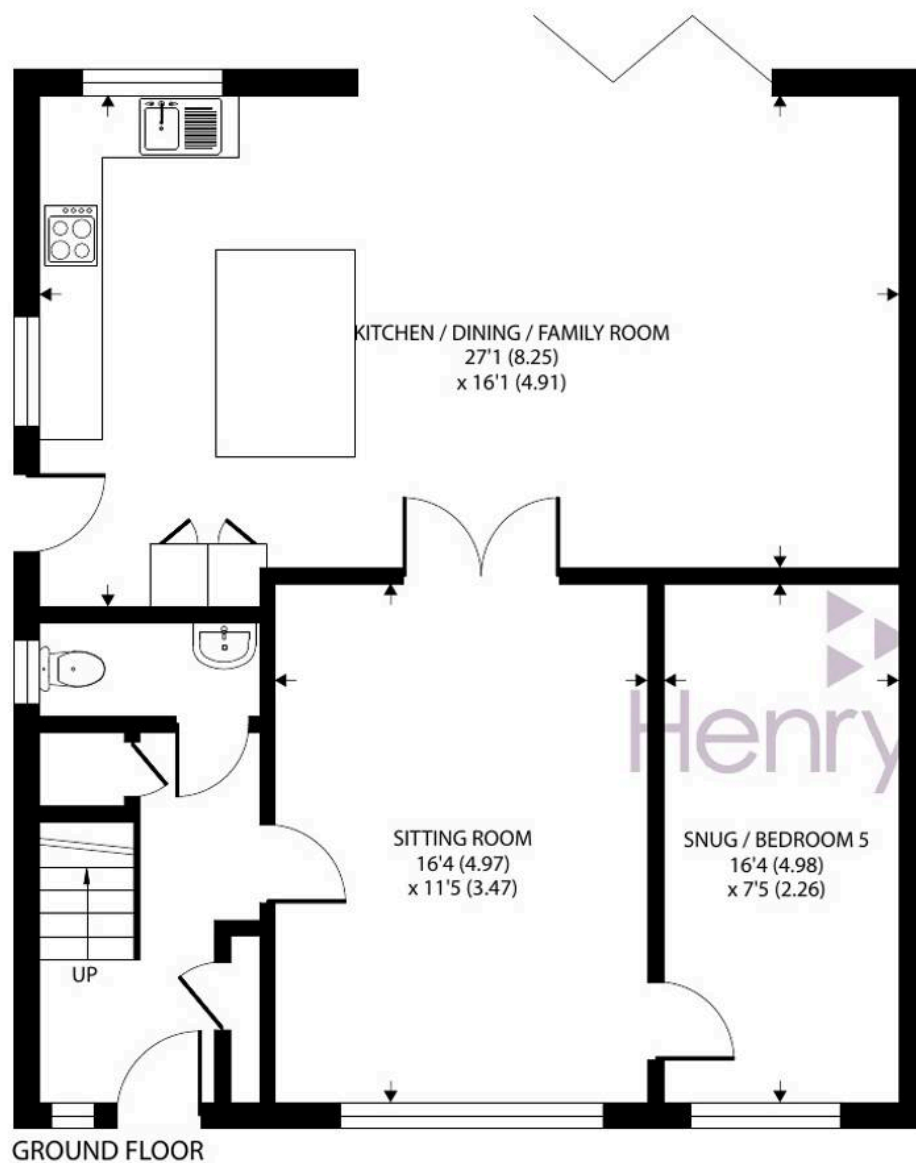
This recently renovated four/five bedroom detached property presents spacious accommodation with the added benefit of no onward chain. Its prime location on a private beach estate in Elmer makes it an ideal choice for those seeking a permanent residence or weekend retreat.

Upon entering the property, you are welcomed by 1,571 sq ft of bright and airy living space. The ground floor features an entrance hall with a cloakroom and leads to the sitting room, which seamlessly connects to the expansive open plan kitchen/dining/family room. This heart of the home space boasts bi-fold doors opening to the west-facing rear garden and comes fully equipped with integrated appliances and ample room for hosting guests. Adjacent to the sitting room is a snug/bedroom five for added convenience.

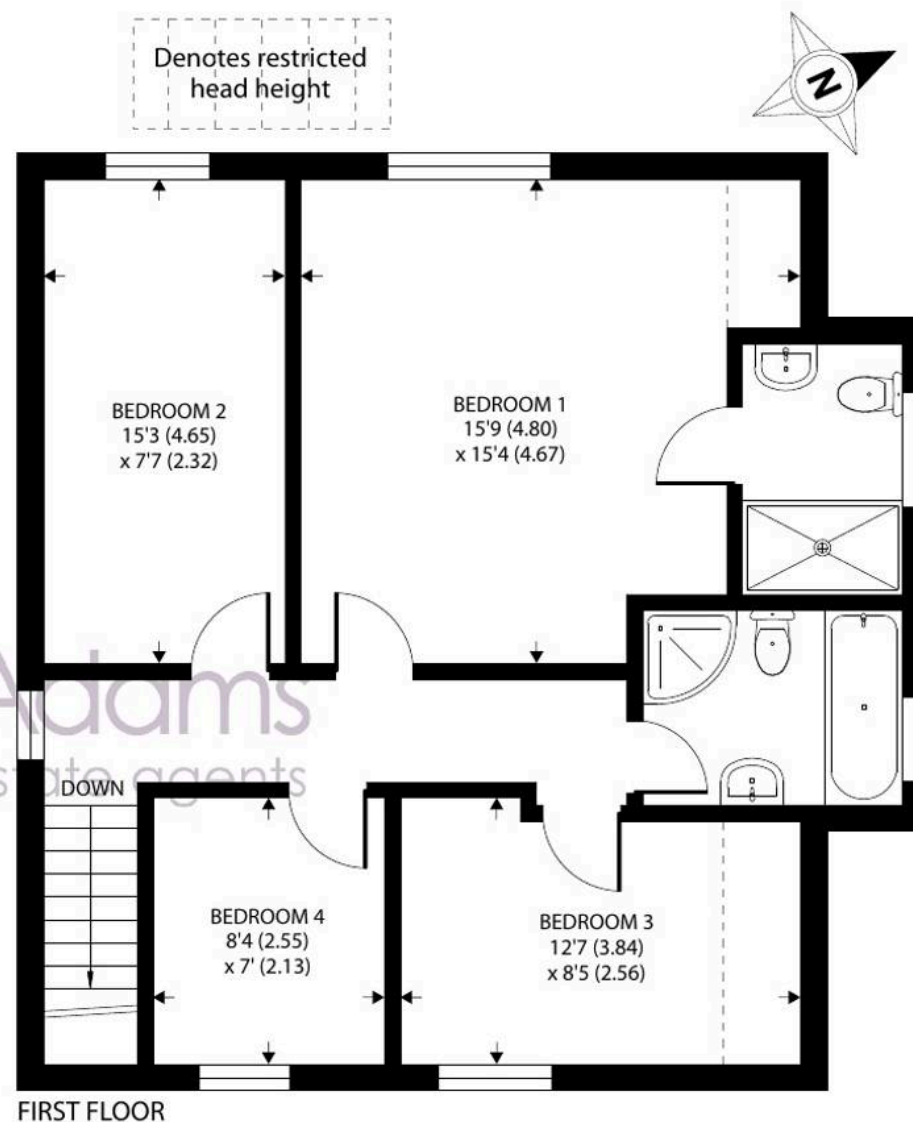
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GROUND FLOOR



FIRST FLOOR

The Layne, Elmer Sands

Approximate Area = 1541 sq ft / 143.1 sq m

Limited Use Area(s) = 30 sq ft / 2.7 sq m

Total = 1571 sq ft / 145.8 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). © n̄checom 2025. Produced for Henry Adams. REF: 1265636

Moving to the first floor, you will find all four bedrooms. The principal bedroom includes an en-suite shower room, while a family bathroom serves the remaining three bedrooms.

Outside, a gravel driveway offers off-road parking for multiple vehicles, with side access leading to the sizeable west-facing rear garden. This outdoor space provides a fantastic opportunity for gardening enthusiasts, featuring a good expanse of lawn and a paved patio for outdoor relaxation.

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.

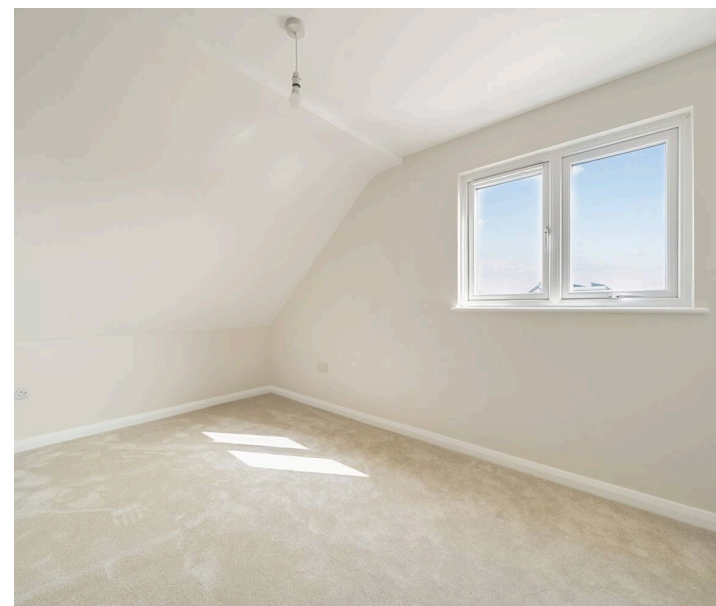
Estate Charge: We understand the private estate charge is currently £170 p.a.

What3Words [///internet.caravans.upcoming](https://www.what3words.com/internet.caravans.upcoming)

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.