

**FOR  
SALE**



**ALEXANDER  
PHILIPS  
& WELCH**

## **The Layne, Middleton-On-Sea**

Offers Over £700,000 (Freehold)



**4**



**3**



**2**





Alexander Philips and Welch Estate Agents are delighted to be able to offer for sale this wonderful four-bedroom detached house on a much sought after Private Marine Estate in Elmer Sands Bognor Regis.

- Four bedroom detached
- Sought after area
- Seaside village
- Extensive gardens
- Open plan reception rooms



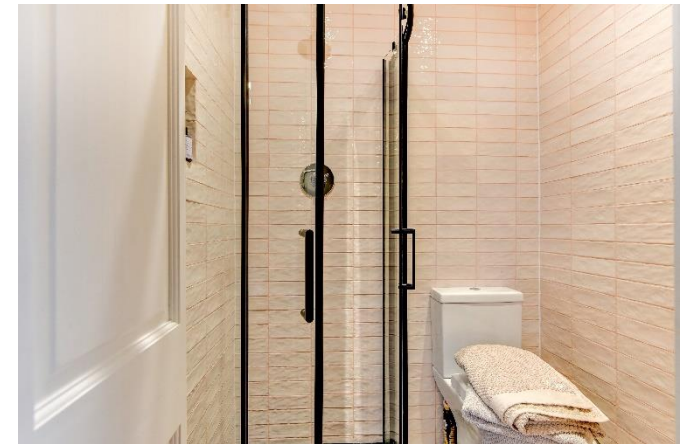


Situated to the east of Middleton-On-Sea and benefits from its own private boat yard and launch facilities, local amenities can be found at nearby Middleton, which include many shops.

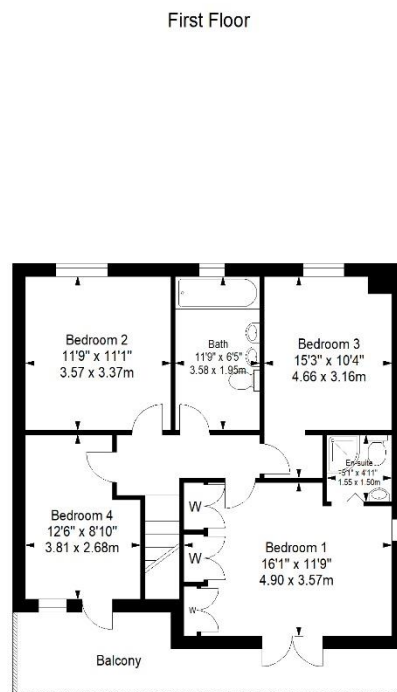
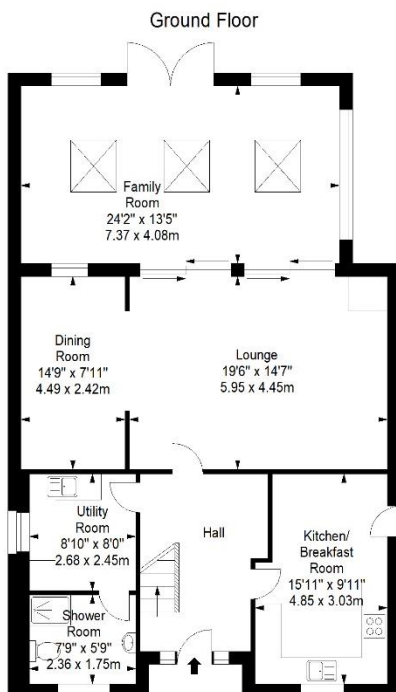
The property has been designed to ensure well-proportioned accommodation with a external design in keeping with its location. Particular features of the house include an excellent bright family room, which overlooks the rear garden and compliments the already spacious ground floor accommodation.

On the first floor, the principal bedroom benefits from an en-suite facility and also has access to a balcony, which is shared with bedroom four.

Outside, to the front of the property is a driveway, which provides off road parking for a number of vehicles.







Approximate gross internal floor area 175.8 sq m/ 1892.4 sq ft  
Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
All rights reserved.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



ALEXANDER  
PHILIPS  
& WELCH

27 Broadwater St W, Worthing, West Sussex BN14 9BT

sales@apandwelch.co.uk

01903 228938

www.apandwelch.co.uk