

5 Elfin Grove, Bognor Regis

Guide Price £850,000

Henry Adams
estate agents



5 Elfin Grove

- Charming Modern Edwardian House
- Impressively Modernised Throughout
- Immaculately Designed Kitchen
- Detached Double Garden Room/Home Gym
- 4/5 Double Bedrooms
- En-Suite and Dressing Room Serving Principal Bedroom
- Family Bathroom with Separate Shower
- Southerly Facing Front Garden
- Driveway Providing Ample Parking

This exceptional four/five bedroom detached house presents an outstanding opportunity to acquire a beautifully modernised family home that seamlessly blends classic Edwardian charm with contemporary luxury.

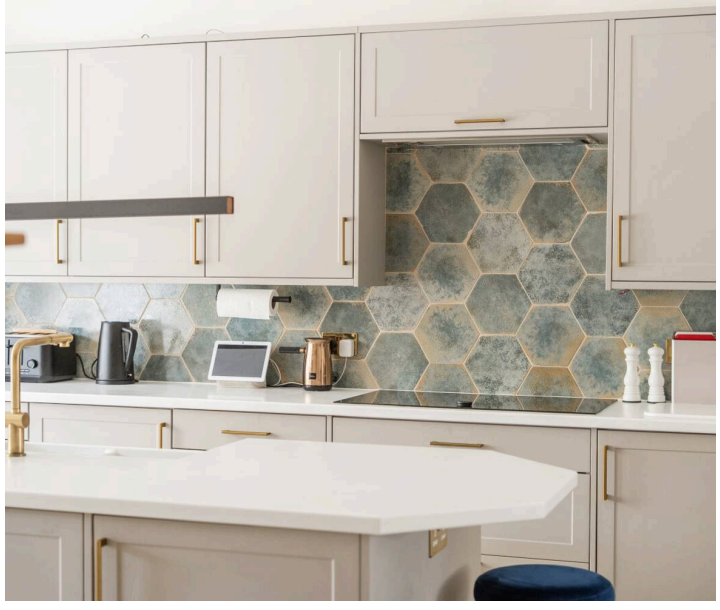
The property's spacious layout is thoughtfully designed to accommodate both family life and entertaining, offering four to five double bedrooms that provide generous space for all members of the household.

The principal suite is a true retreat, featuring a stylish en-suite bathroom and a dedicated dressing room, creating a private sanctuary within the home. The additional bedrooms are equally well-proportioned, complemented by a family bathroom with a separate shower, ensuring comfort and convenience for residents and guests alike.

The heart of the home is the immaculately designed kitchen, which showcases high-quality finishes and integrated appliances, perfect for those who enjoy cooking and hosting. Throughout the house, the interiors are impressively modernised, combining elegant period features with contemporary fittings to create a welcoming and sophisticated atmosphere.

















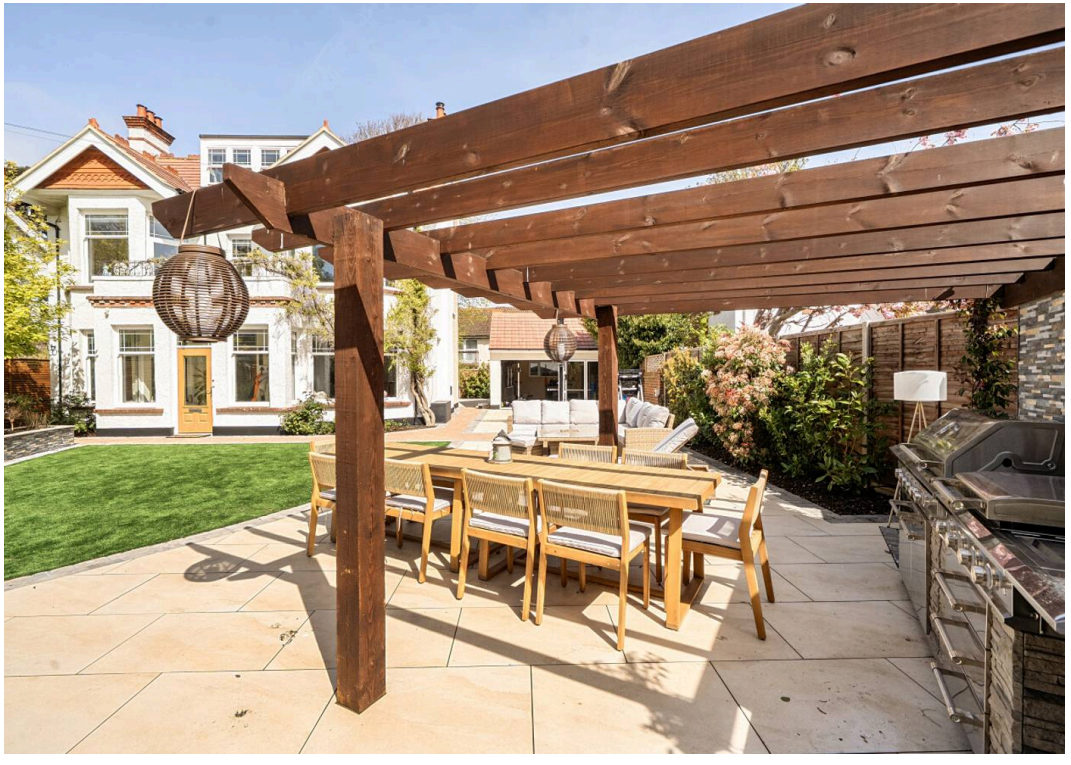




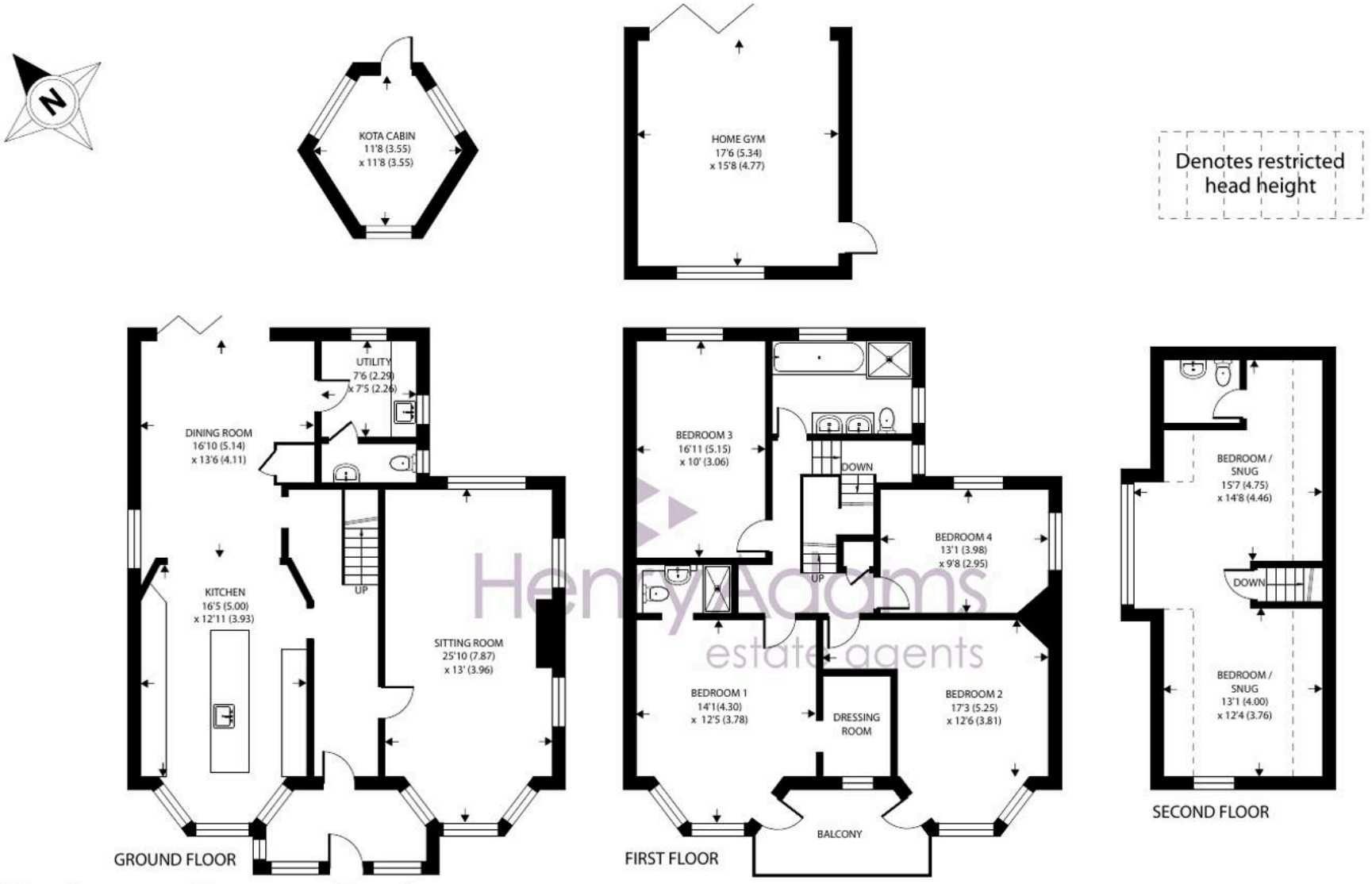



EVERLAST









Elfin Grove, Bognor Regis

Approximate Area = 2415 sq ft / 224.3 sq m
Limited Use Area(s) = 105 sq ft / 9.7 sq m
Home Gym = 274 sq ft / 25.4 sq m
Outbuilding = 93 sq ft / 8.6 sq m
Total = 2887 sq ft / 268 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 2026.
Produced for Henry Adams. REF: 1440249

A detached double garden room, currently used as a home gym, offers versatile additional space that could be adapted to suit a variety of needs such as a home office, studio or games room. The property benefits from a southerly aspect to the front, ensuring an abundance of natural light throughout the day and enhancing the bright and airy ambience. The driveway provides ample parking for multiple vehicles, making it ideal for busy families or those who regularly entertain.

This charming modern Edwardian house has been meticulously updated to an exceptional standard, offering a rare blend of character and modern convenience in a sought-after location. Whether you are looking for a spacious family residence or a stylish home with flexible living options, this property is sure to impress with its attention to detail, high specification and versatile accommodation. Early viewing is highly recommended to fully appreciate the quality and scale of this remarkable home.

Situated just to the west of the seaside town of Bognor Regis and in close proximity to Marine Park Gardens, West Park, the Aldwick Sailing Club, the beach and promenade. The promenade will take you all the way from the traditional Aldwick beach huts to the pier in Bognor Regis and onto the beach huts in Felpham village. The town centre of Bognor Regis offers precinct shopping facilities, a range of cafes, bars and restaurants. There is a mainline railway station with services to London Victoria and the South Coast. The Cathedral City of Chichester is within seven miles with a further extensive range of shopping facilities, cafes, bars and restaurants and the Chichester Festival Theatre.

What3Words ///bridge.goad.snaps

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D









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