



Elmside, Elm Grove, Bognor Regis

Guide Price £475,000



Elmside Elm Grove

- Charming Victorian House
- Original Character Features Throughout
- Kitchen/Breakfast Room
- Ground Floor Cloakroom
- Five Spacious Bedrooms
- Family Bathroom with Separate Shower
- Close to Aldwick Shops, Marine Park Gardens and the Beach

This superb Victorian house dating back to circa 1904 retains many original period features, including high ceilings, cornicing, picture rails and fireplaces. The property has gas fired central heating via radiators and has areas of underfloor heating, the property also benefits from replacement double glazed windows. Due to the size, this makes for a very versatile property.

The accommodation briefly comprises, spacious and welcoming entrance hallway, sitting room with feature bay window, dining room/snug with log burner and bi-folding doors to the rear garden, generous kitchen/breakfast room and cloakroom with WC located under the stairs.

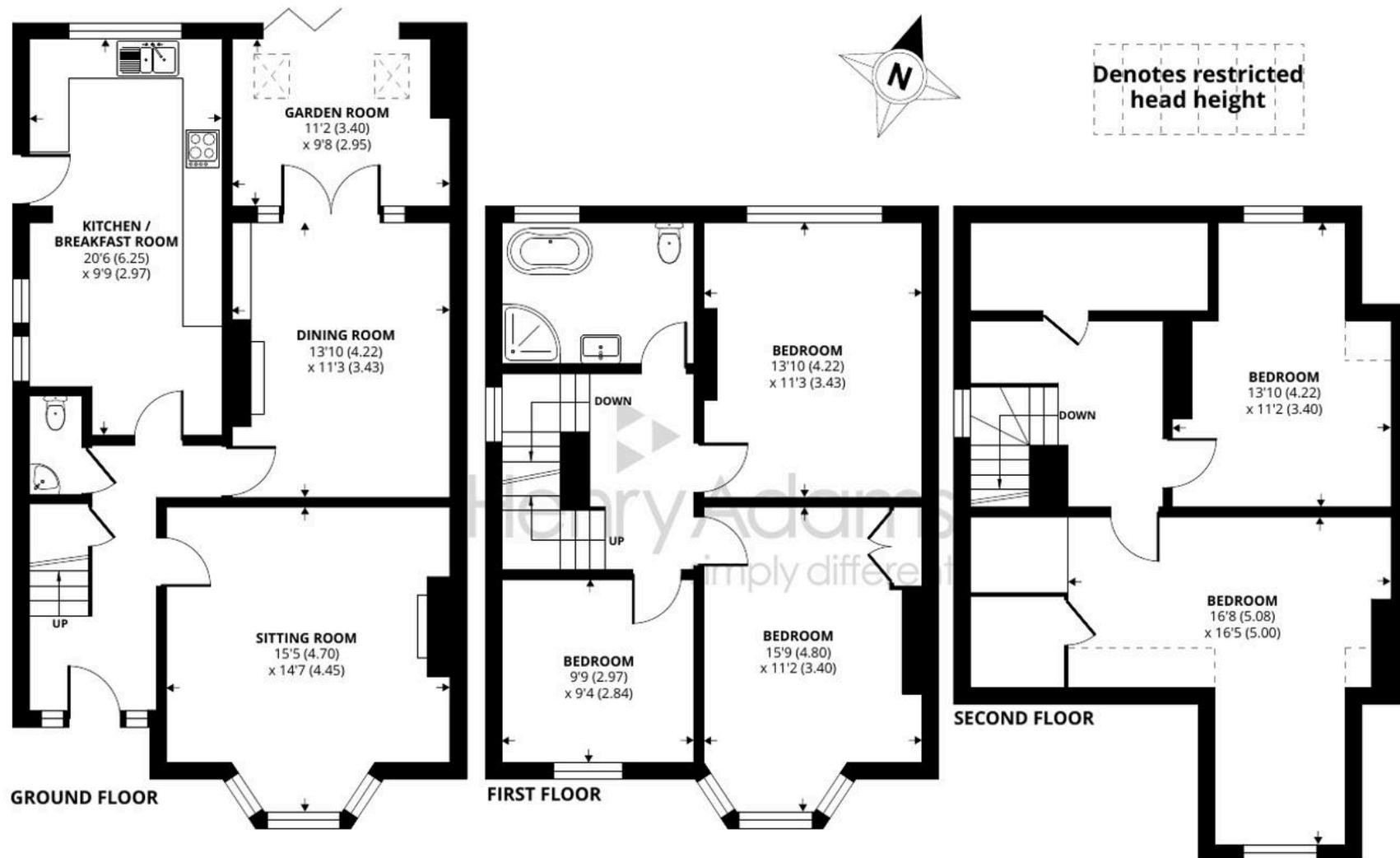
The first floor comprises, three double bedrooms and refitted bathroom/shower room with free-standing bath plus corner shower and WC. The second floor comprises, landing with eaves storage and two further generous bedrooms.

Outside, the westerly rear garden is laid to lawn with patio area and offers an element of seclusion.









Elm Grove, Bognor Regis

Approximate Area = 1938 sq ft / 180 sq m

Limited Use Area(s) = 27 sq ft / 2.5 sq m

Total = 1965 sq ft / 182.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1071499

A viewing is thoroughly recommended to appreciate the substantial accommodation on offer and to witness the charming character throughout.

Situated in Aldwick, just to the west of the seaside town of Bognor Regis and a short walk from 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 ///diner.sunk.speeds

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E





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