

2 Stanhorn Grove, Felpham

Guide Price £625,000

Henry Adams
estate agents



2 Stanhorn Grove

- Four Bedroom Detached Family Home
- 1,574 Sq Ft Accommodation
- Excellent Eco Credentials (EPC-A)
- 20 Solar Panels & Tesla Storage Batteries
- Home Office/Study
- Delightful, Split Level Landscaped Gardens
- Ample Parking & Detached Triple Garage
- Planning Permission to Convert Garage
- Built Circa 2018 by David Wilson
- Remainder of NHBC Warranty

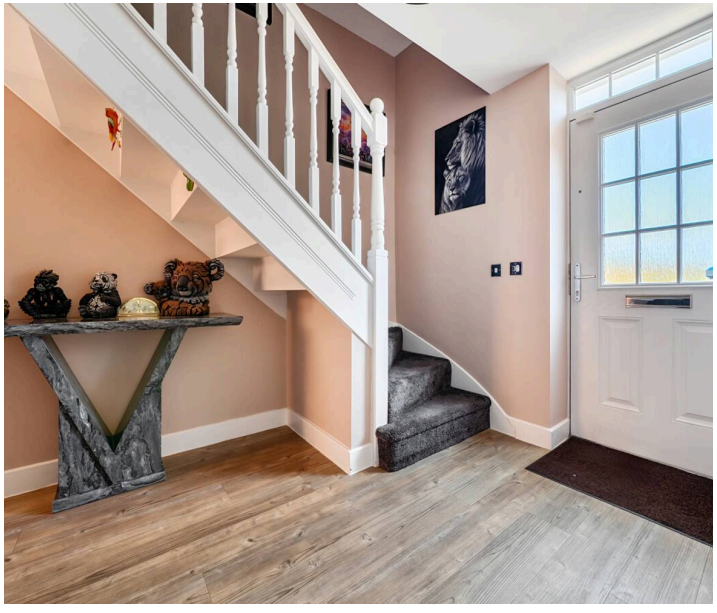
Built in 2018 and benefiting from the remainder of its NHBC warranty, this impressive four bedroom detached residence offers spacious and versatile accommodation extending to approximately 1,574 sq ft. The house is complemented by a detached triple garage, currently configured as a garage and games room and with planning permission for conversion into a self-contained one bedroom annexe. This presents an ideal opportunity for multi-generational living, guest accommodation or home working.

The property further benefits from an impressive range of eco-friendly features providing an A rated EPC, including twenty solar photovoltaic panels, 13.5 kWh Tesla Powerwall battery storage units, an air source heat pump and an EV charging point, helping to reduce running costs whilst supporting sustainable modern living.

Upon entering the property a welcoming entrance hall provides access to the principal reception rooms and staircase to the first floor. The attractive dual-aspect sitting room enjoys views over the garden and provides an ideal space for relaxation and entertaining.

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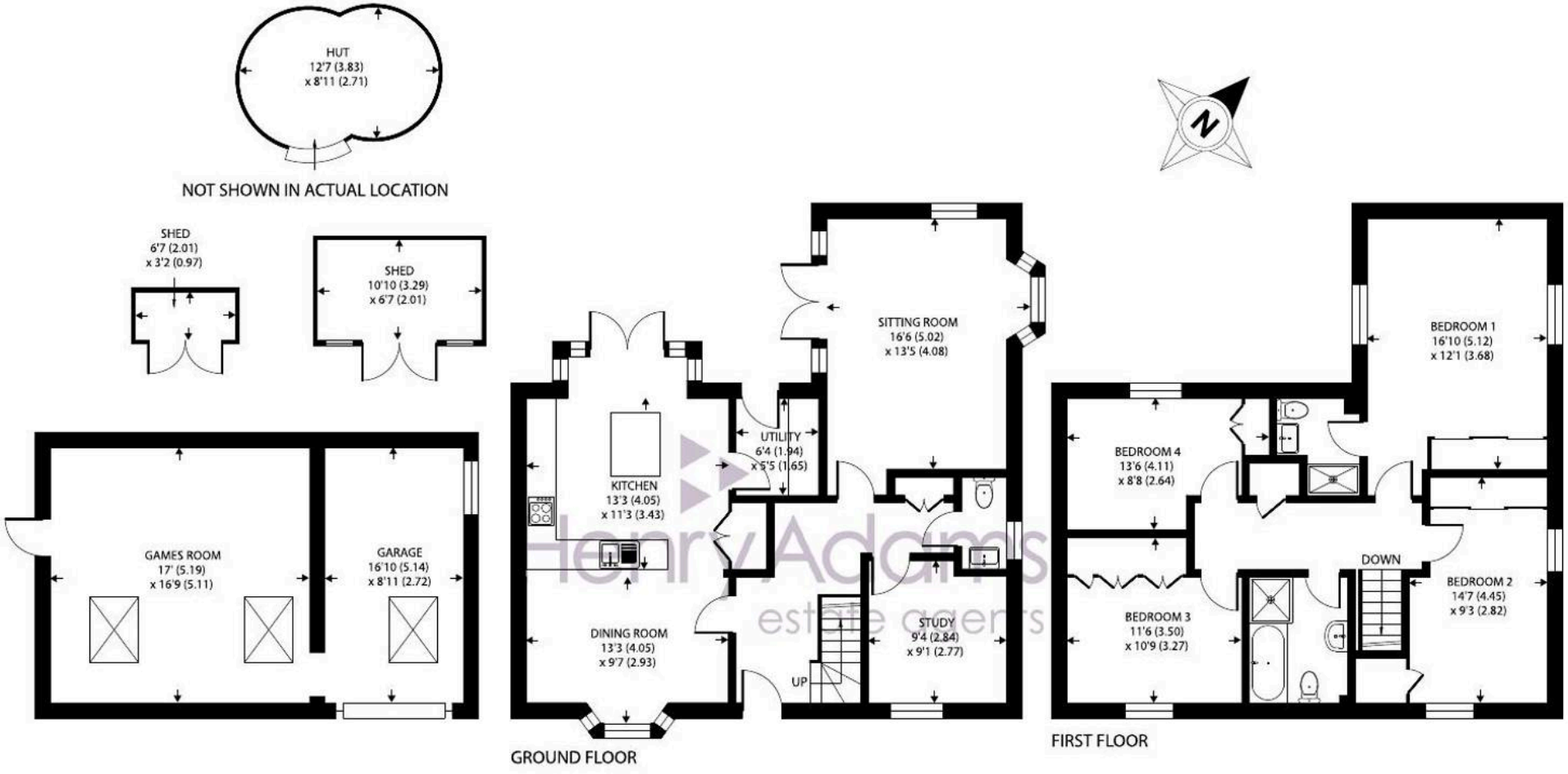












Stanhorn Grove, Felpham, Bognor Regis

Approximate Area = 1574 sq ft / 146.2 sq m
Garage = 152 sq ft / 14.1 sq m
Outbuildings = 377 sq ft / 35 sq m
Total = 2103 sq ft / 195.3 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 2026. Produced for Henry Adams. REF: 1501583

The heart of the home is the stylish kitchen/breakfast room, fitted with a comprehensive range of contemporary units and integrated appliances, flowing seamlessly into the dining area. A separate utility room provides additional practicality, while a ground floor study offers an ideal work-from-home space. A convenient cloakroom/WC completes the ground floor accommodation.
To the first floor, the spacious landing leads to four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a modern family bathroom.

The property occupies a generous plot with an attractive split level landscaped rear garden which backs directly onto a mature wooded area, providing a delightful backdrop, enhanced privacy and a wonderful sense of tranquillity that is seldom found in modern developments. Additional outbuildings, storage sheds and a charming garden hut further enhance the property's excellent external facilities.

The property is situated on a modern development to the north of Felpham village, in the popular David Wilson phase and within easy reach of the A259. The development includes plenty of open green space, local stores and primary school. Felpham itself offers a wide range of local facilities including various schools, a sports centre with swimming pool, golf club and a range of useful shops.

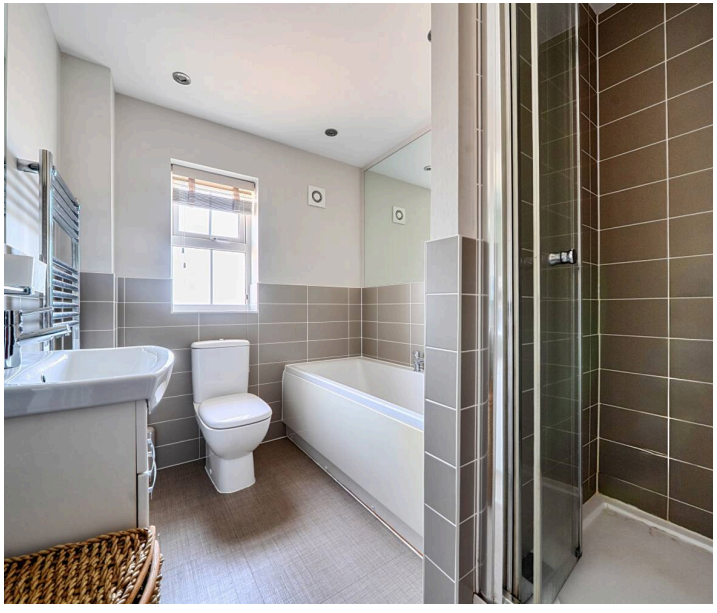
What3Words ///awake.finger.flops

Estate Charge: We understand the current charges are: Bartley Management currently £118.49 p.a. and Greenbelt £12.25 per month.

Tenure: Freehold & Council Tax band: F

EPC Energy Efficiency Rating: A









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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.