

143 East Beach Road, Selsey, PO20 0HA

Offers Over £1,000,000 Freehold

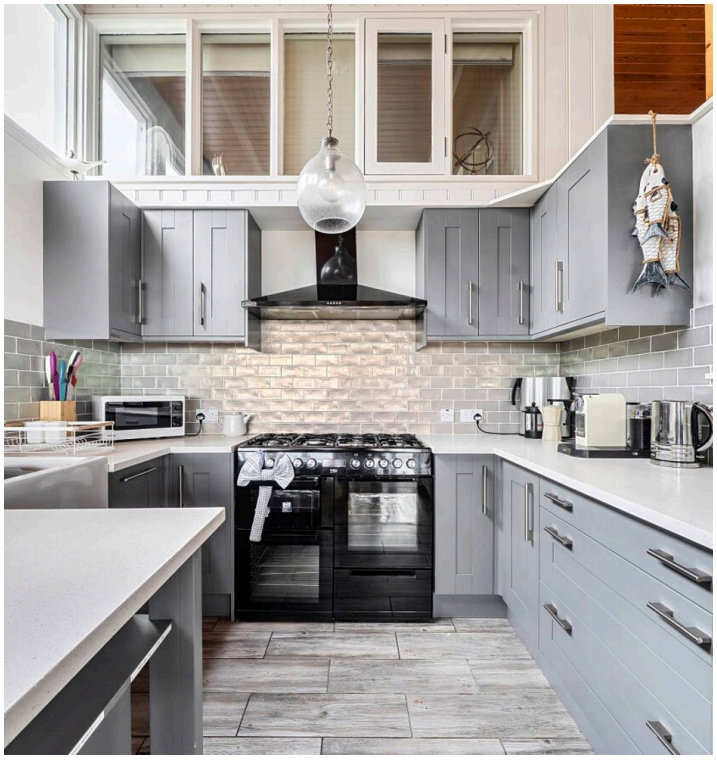
Henry Adams estate agents

143 East Beach Road

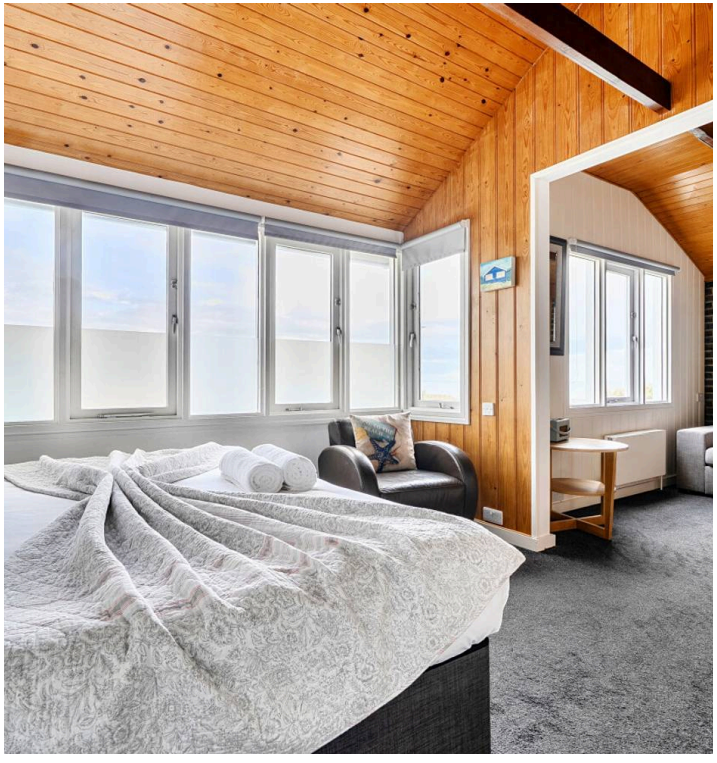
Selsey, Chichester

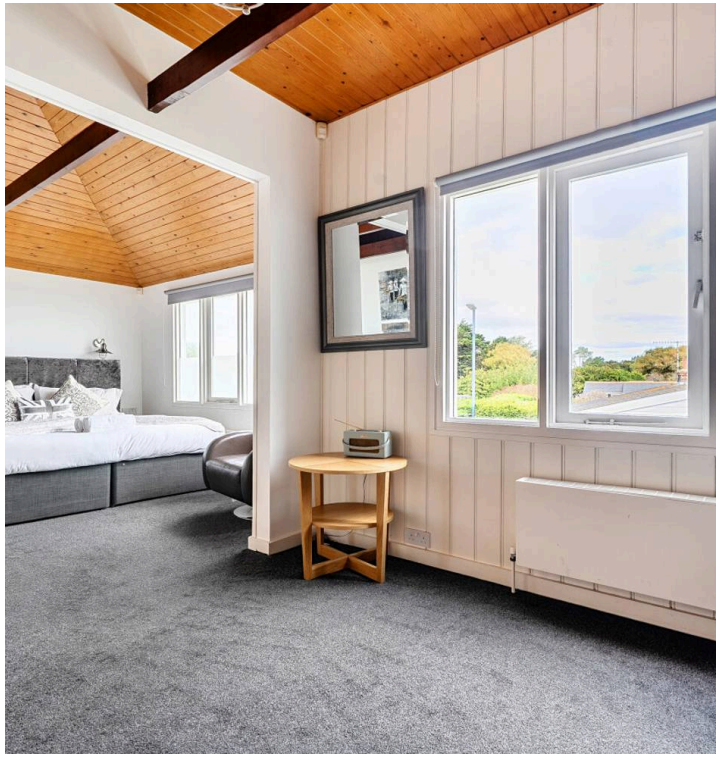
This exceptional coastal residence offers direct private access to the beach and enjoys uninterrupted panoramic sea views throughout. Refurbished in 2016, the property has been thoughtfully modernised to create a spacious and contemporary home. The open-plan living area is flooded with natural light from full-length, sea-facing windows, providing a truly breath-taking outlook. The modern kitchen is equipped with quality appliances along with a separate utility room for added convenience. There are four beautifully appointed bedrooms, two of which benefit from stunning sea views. Three contemporary bathrooms serve the home, including walk-in showers and a luxurious corner bath. The property is of partially non-standard (timber framed) construction and further benefits from a new roof installed in October 2025. Additional features include a driveway, single garage, and ample parking for up to four cars.

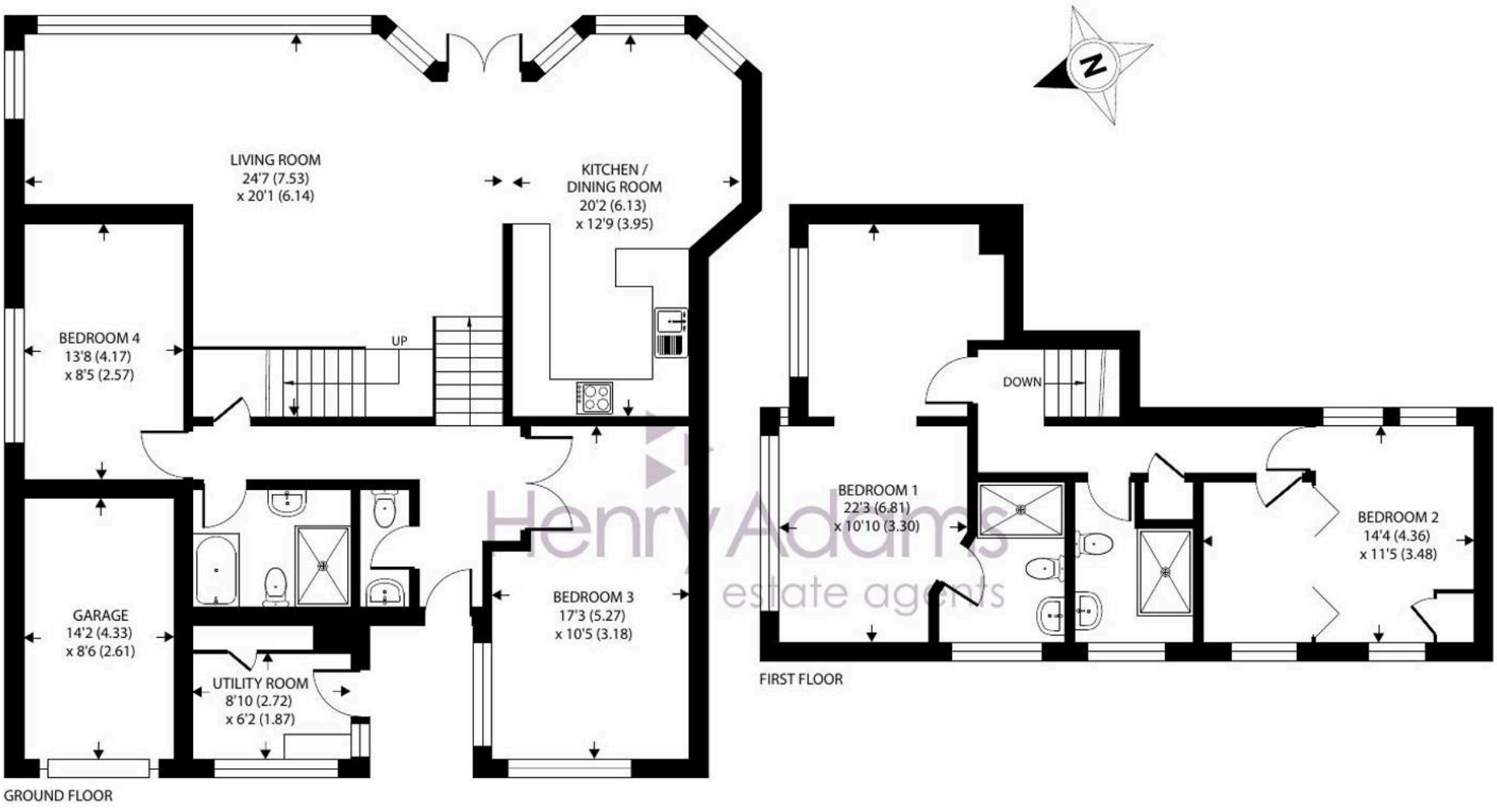
- Direct private beach access with panoramic sea views
- Refurbishment in 2016 throughout
- Spacious open-plan living with full-length sea-facing windows
- Partially non-standard (timber framed) construction
- Modern kitchen & utility room
- Four beautifully appointed bedrooms, 2 with sea views











Approximate Area = 1644 sq ft / 152.7 sq m
Garage = 109 sq ft / 10.1 sq m
Outbuilding = 59 sq ft / 5.4 sq m
Total = 1812 sq ft / 168.2 sq m

For identification only - Not to scale









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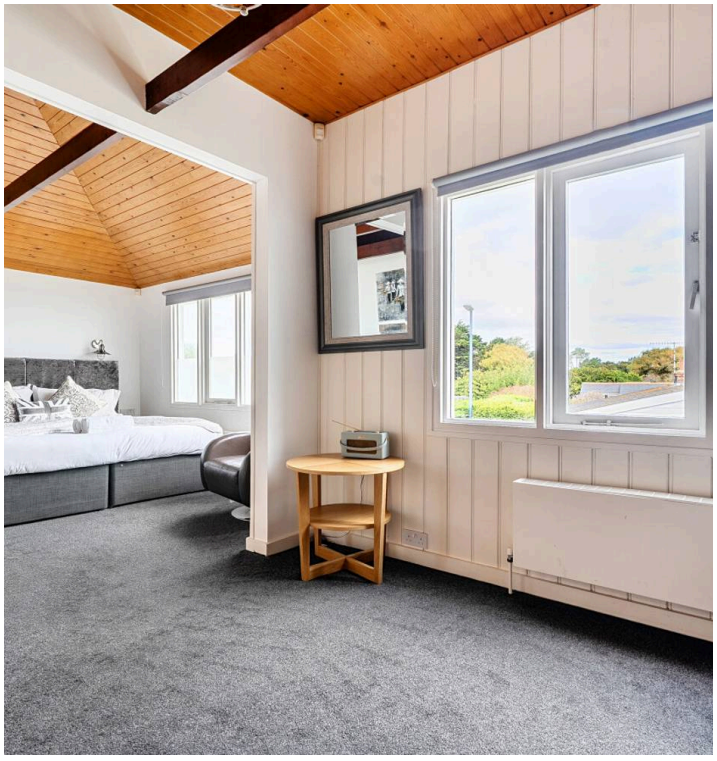
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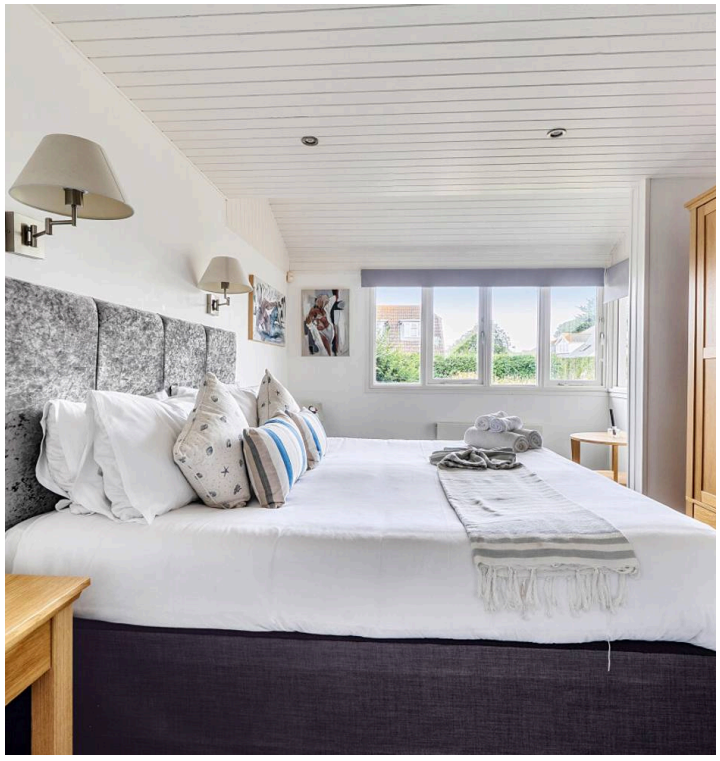
The outside space is equally impressive, with a large wrap-around garden that provides the perfect setting for outdoor entertaining or simply relaxing while enjoying the coastal scenery. A raised, sea-facing deck extends from the main living area, offering an ideal spot for al fresco dining or morning coffee with views of the horizon. Mature planting and established borders offer privacy and a sense of seclusion, while a private pathway leads directly to the pebble and sandy beach below. The grounds have been designed to be both practical and low-maintenance, allowing you to make the most of this unique beachfront lifestyle. Whether you are seeking a permanent residence or a holiday retreat, this property presents a rare opportunity to own a home in one of the area's most desirable coastal locations.

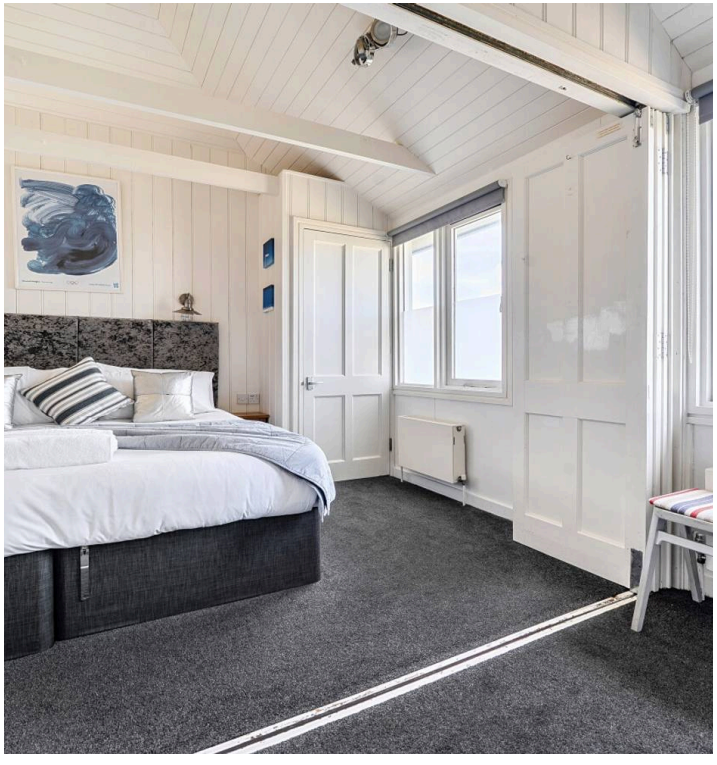
Council Tax band: F, £3,646.35

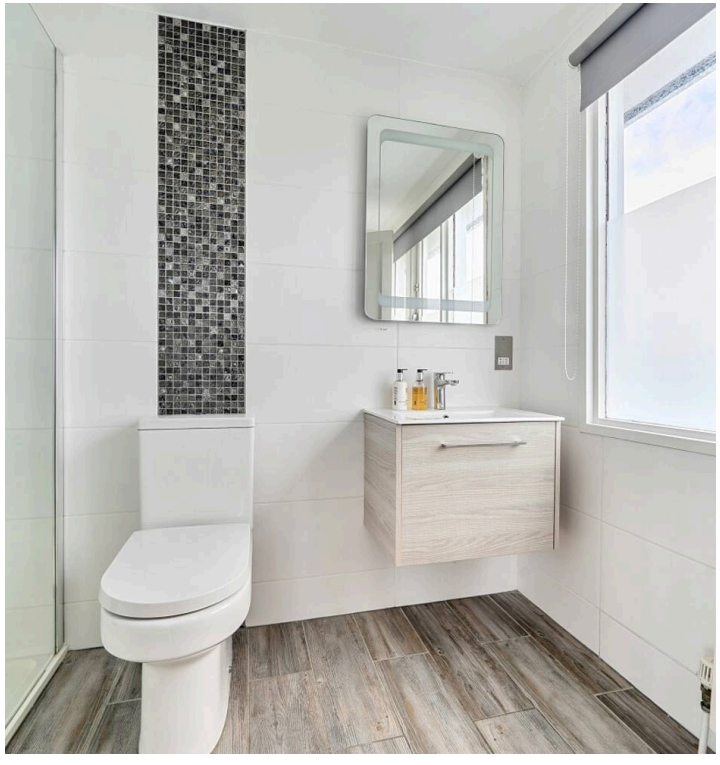
EPC Energy Efficiency Rating: D

- Three contemporary bathrooms including walk-in showers and a corner bath
- Large wrap-around garden and raised sea-facing deck
- Driveway, single garage and parking for 4 cars
- New roof installed October 2025











Henry Adams - Selsey

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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.