

95 East Beach Road, Selsey, PO20 0ES

Guide Price £1,195,000 Freehold

Henry Adams
estate agents

95 East Beach Road

Selsey, Chichester

This stunning, bespoke-designed four bedroom detached house, built in 2019, offers an exceptional standard of modern living in a prime seafront location with direct sea views.

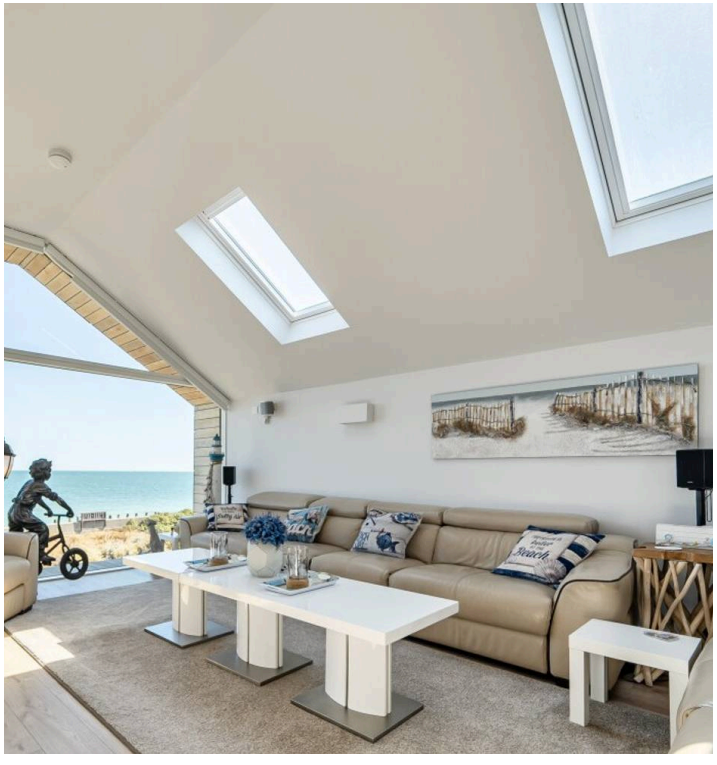
The property boasts two sea-facing balconies and numerous picture windows, allowing you to enjoy panoramic coastal vistas from the comfort of your own home. Internally, the spacious layout includes four luxurious bathrooms, a smart heating system with underfloor heating to the ground floor and feature radiators upstairs, plus air conditioning installed for year-round comfort. The rare EPC rating of 'A' highlights the home's outstanding energy efficiency, further enhanced by solar panels and an electric car charger.

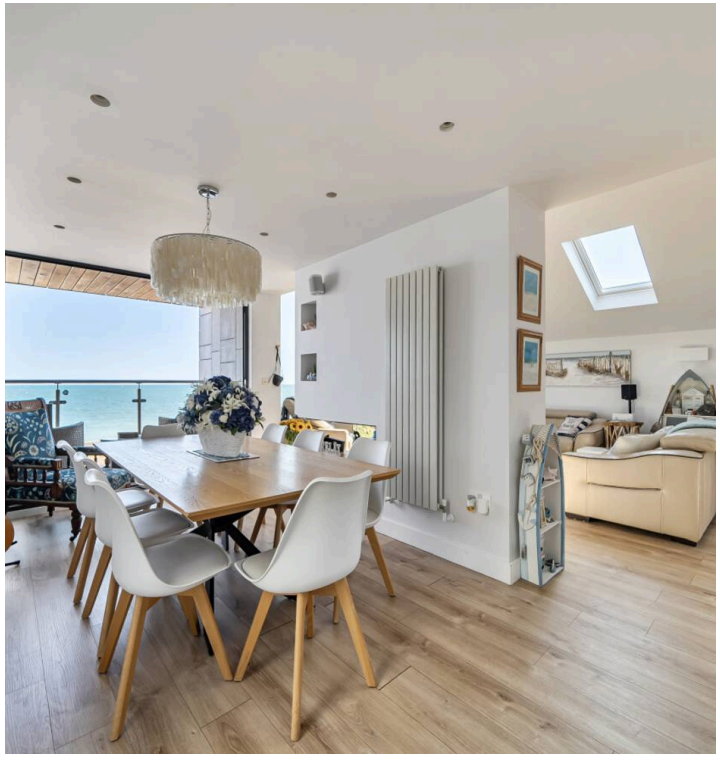
Practical features include two under-house storage areas, an internal garage, and off road parking for multiple vehicles (ideal for families or entertaining guests). The bespoke design is evident throughout, with high-quality finishes and thoughtful touches that make this residence truly unique. Whether you are seeking a contemporary family home or a coastal retreat, this property combines cutting-edge technology, comfort, and style in one impressive package. Early viewing is highly recommended to appreciate the exceptional quality and prime location this home has to offer.

Council Tax band: G, EPC Rating: A, Environmental Impact Rating: B











95 East Beach Road, Selsey, Chichester

Approximate Area = 1964 sq ft / 182.4 sq m
Limited Use Area(s) = 191 sq ft / 17.7 sq m
Garage = 140 sq ft / 13 sq m
Outbuilding = 446 sq ft / 41.4 sq m
Total = 2741 sq ft / 254.5 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.
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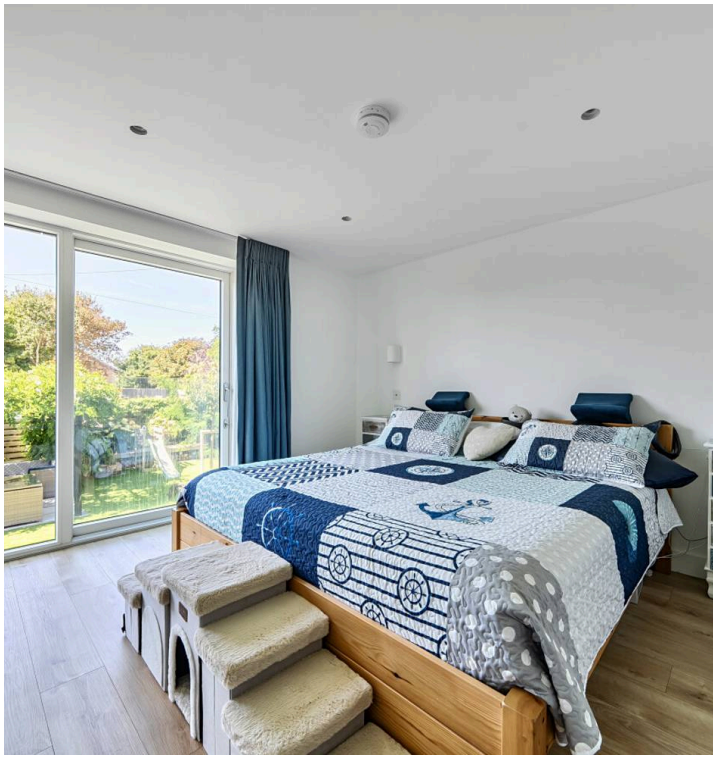
Stunning four bedroom seafront home with panoramic views, two balconies, four bathrooms, smart heating, air con, EPC A, solar panels, garage, and parking. Built 2019. High-end bespoke design.
Council Tax band: G

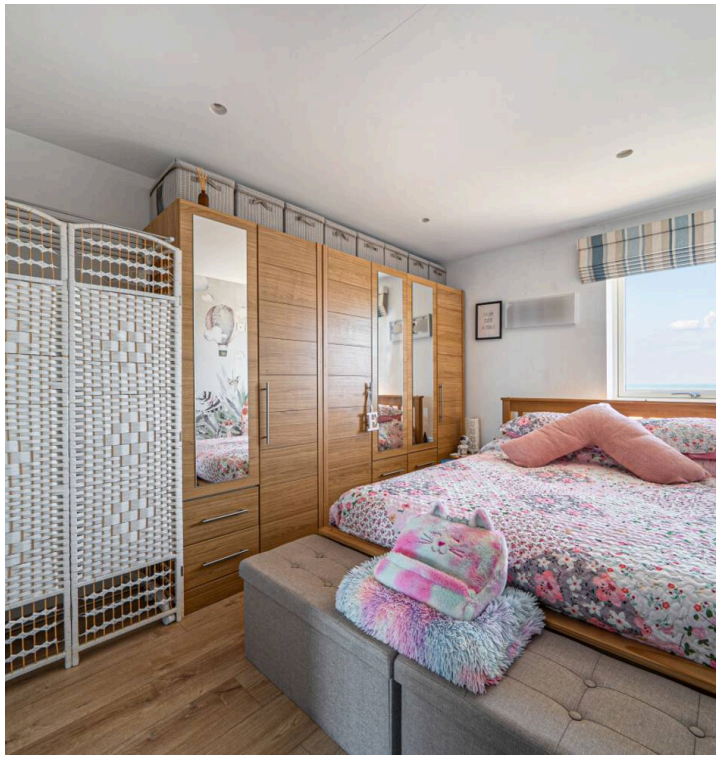
Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: B

- Stunning Bespoke Designed Six Bedroom Detached House
- Built in 2019 with the Remainder of the 10 Year Warranty in Place
- Seafront Location with Direct Sea Views
- Two Sea Facing Balconies
- Four Bathrooms
- Rare EPC Rating of 'A' with Solar Panels and Electric Car Charger
- Smart Heating Including Underfloor and Air Con Installed
- Two Underhouse Storage Areas
- Off Road Parking for Multiple Vehicles
- Internal Garage











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.