



**The Listening Post Beach Road, Selsey, PO20 0TA**

Guide Price **£495,000** Freehold

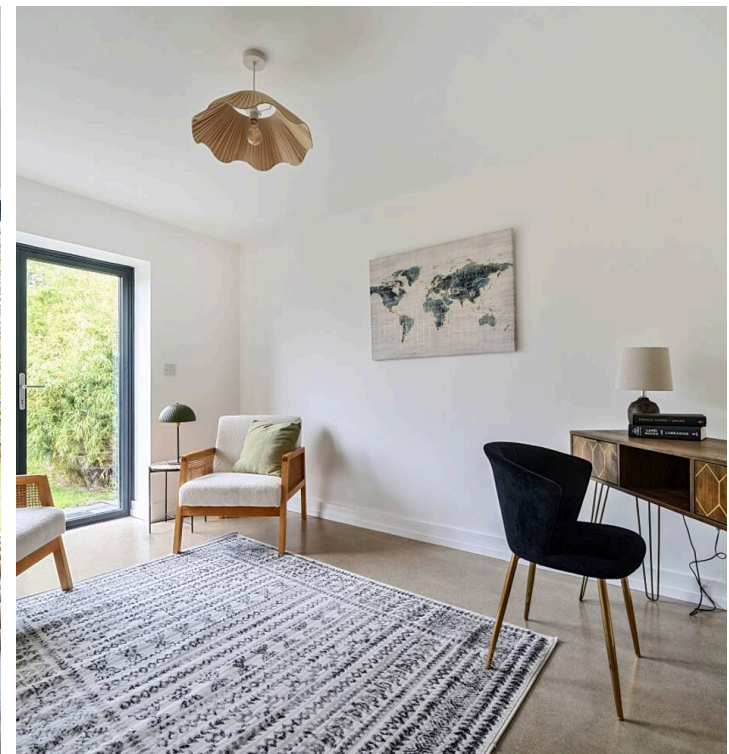
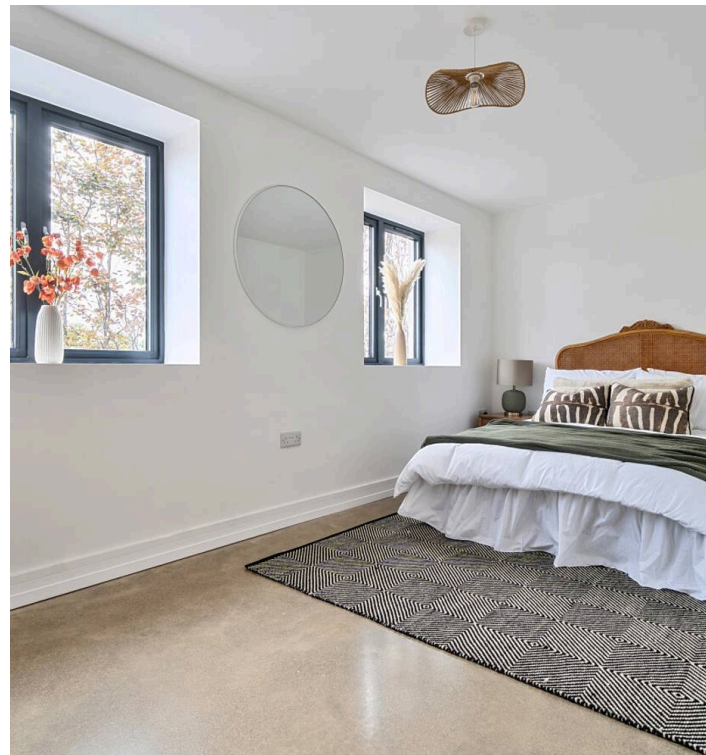
# The Listening Post Beach Road

Selsey, Chichester

Welcome to this unique and rare opportunity to own a piece of Selsey history. This eco-friendly carbon neutral home boasts a plethora of sustainable features, such as a rainwater harvesting system, air source heat pump, EV charger and 12 panel solar panel system to name a few, along with its ICF wall system construction making it a truly forward-thinking property.

As you step inside, you are greeted by three double bedrooms, a spacious kitchen breakfast room and separate living/dining room. The open-plan kitchen breakfast room offers a modern and sociable space for cooking, dining and entertaining, while the separate living/dining room provides a cosy retreat for relaxation with the backdrop of the landscaped garden. A standout feature of this property is the incorporation of a World War 1 Grade II listed sound mirror - a nod to its rich historical significance and a conversation piece for history enthusiasts. Sound mirrors were a forerunner of radar built on the south and northeast coasts of England between about 1916 and the 1930s with the intention of providing early warning of incoming enemy aircraft.

Conveniently situated within a mere 400 metres of the beach, this residence offers the perfect opportunity for seaside living and tranquil walks along the shore. The absence of an onward chain ensures a smooth and hassle-free purchasing process, allowing you to make this house your home without delay.





## The Listening Post, Beach Road, Selsey, Chichester, PO20 0TA

Approximate Area = 1334 sq ft / 123.9 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). © n1checom 2025. Produced for Henry Adams. REF: 1359806





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<b>106</b>	<b>107</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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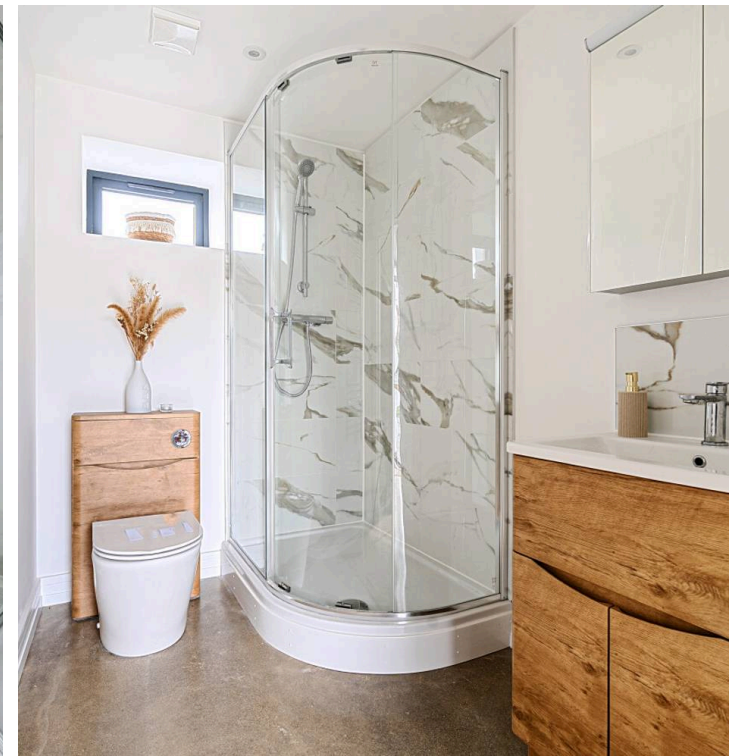
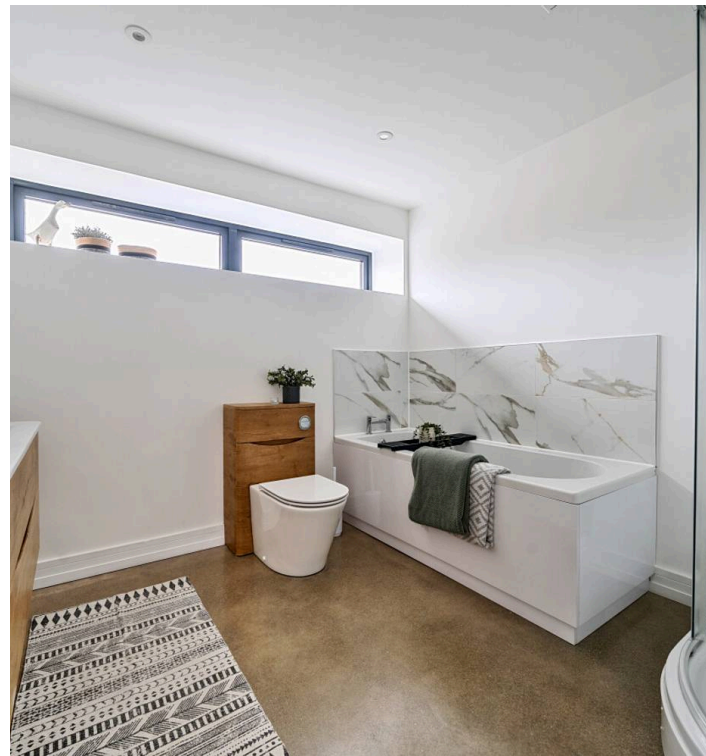
Selsey, Chichester

Additionally, the property boasts a driveway with space for 2-3 cars, providing convenient and secure off-road parking - a valuable commodity that adds to the practicality and desirability of this exceptional home. This property seamlessly blends modern eco-friendly design with a touch of local history, creating a one-of-a-kind home that is both environmentally conscious and aesthetically pleasing. This is a rare chance to own a property that not only offers a comfortable and contemporary lifestyle but also carries with it a piece of the past. Don't miss out on this extraordinary opportunity to make this exceptional residence your own.

Council Tax band: TBD

EPC Energy Efficiency Rating: A

- Rare opportunity to purchase a piece of Selsey history
- Eco carbon neutral home with rain water harvesting, air source heat pump, solar panel to name a few features
- Three double bedrooms
- Open plan kitchen breakfast room & separate living room
- WW1 grade II listed sound mirror incorporated within the building
- Located within 400m of the beach
- No onward chain
- Driveway for 2-3 cars





## 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.