



143 East Beach Road, Selsey - PO20 0HA

Guide Price £1,195,000 Freehold



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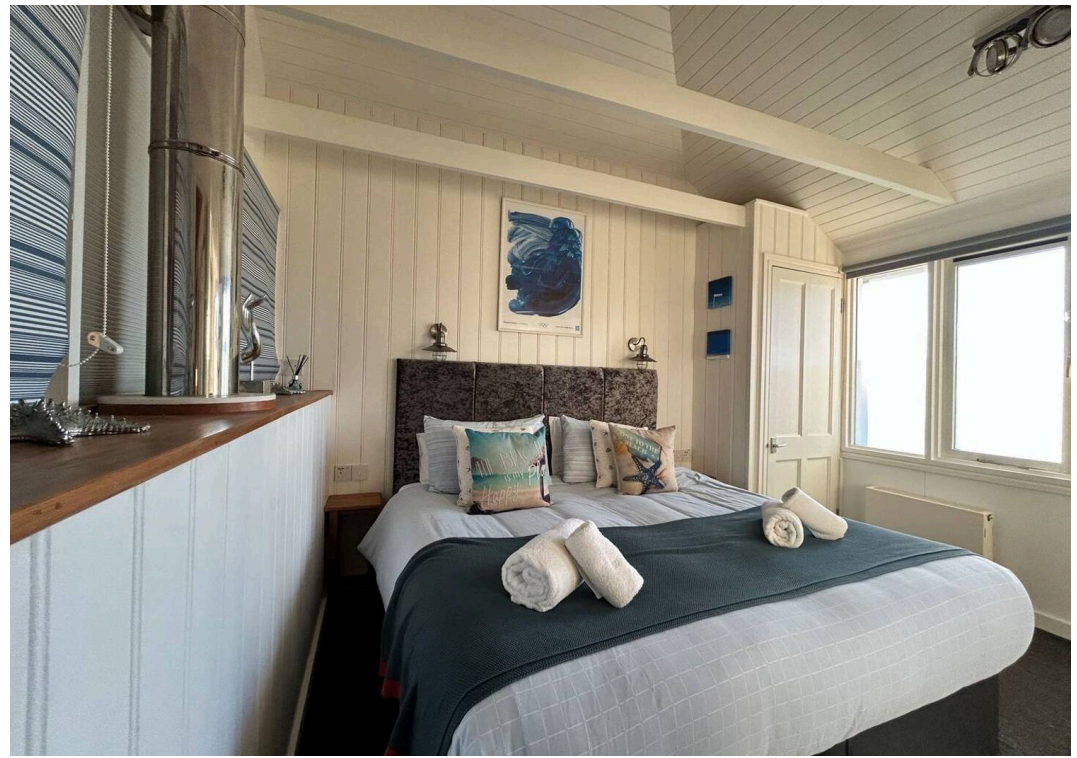
# 143 East Beach Road

Selsey

A stunning and beautifully crafted detached Beach House, constructed from cedar wood with private, direct beach access and uninterrupted views across the English South Coast towards the Isle of Wight.

- Direct private beach access with sweeping coastal views
- Refurbishment in 2016 with premium finishes throughout
- Spacious open-plan living with full-length ocean-facing windows
- Fully equipped modern kitchen & utility room
- Four beautifully appointed bedrooms, 2 with sea views
- 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







## ACCOMMODATION:

An exceptional beach style residence combining character, craftsmanship, and contemporary comfort. Built from warm cedar wood and locally sourced Selsey red brick, the property, which has a newly replaced roof, features a striking elevated deck with views out to sea, a spacious wrap-around garden, and parking for several vehicles.

At the heart of the property is an open-plan kitchen, dining, and lounge area with open fireplace, and floor to-ceiling windows spanning the full width of the property offering breath taking sea views from every angle.

The modern spacious kitchen is well fitted and includes a 6-hob gas range, twin electric oven/grill and overhead extractor, integrated fridge/freezer & dishwasher, Belfast sink and breakfast bar with space for a dining table and chairs.

The property has 4 generous bedrooms, 3 contemporary bathrooms with walk in showers (one having a large corner bath) a separate cloakroom and a utility room with space for further appliances.



## LOCATION:

Selsey is a popular seaside town located at the southernmost point of the Manhood Peninsula, approximately 8 miles south of Chichester. Known for its maritime heritage, working fishing fleet, and relaxed pace of life, Selsey offers a distinctive coastal atmosphere with a strong sense of community.

East Beach is one of Selsey's most desirable areas, renowned for its uninterrupted sea views, wide shingle beach, and direct access to the English Channel. The East Beach promenade runs along the waterfront, providing a scenic route for walking, cycling, and enjoying the coastal environment. The area is peaceful, predominantly residential, and well-suited to those seeking a quieter setting within easy reach of local amenities.

Selsey itself offers a range of shops, cafés, restaurants, and essential services, while nearby Chichester provides broader shopping, cultural, and transport connections, including rail links to London and the South Coast. The surrounding area also offers access to nature reserves, sailing clubs, and the South Downs National Park, making it ideal for those who enjoy the outdoors.

**INFORMATION: Services: All mains Tenure:**  
**Freehold Council Tax Band: TBC EPC Band: Band D**





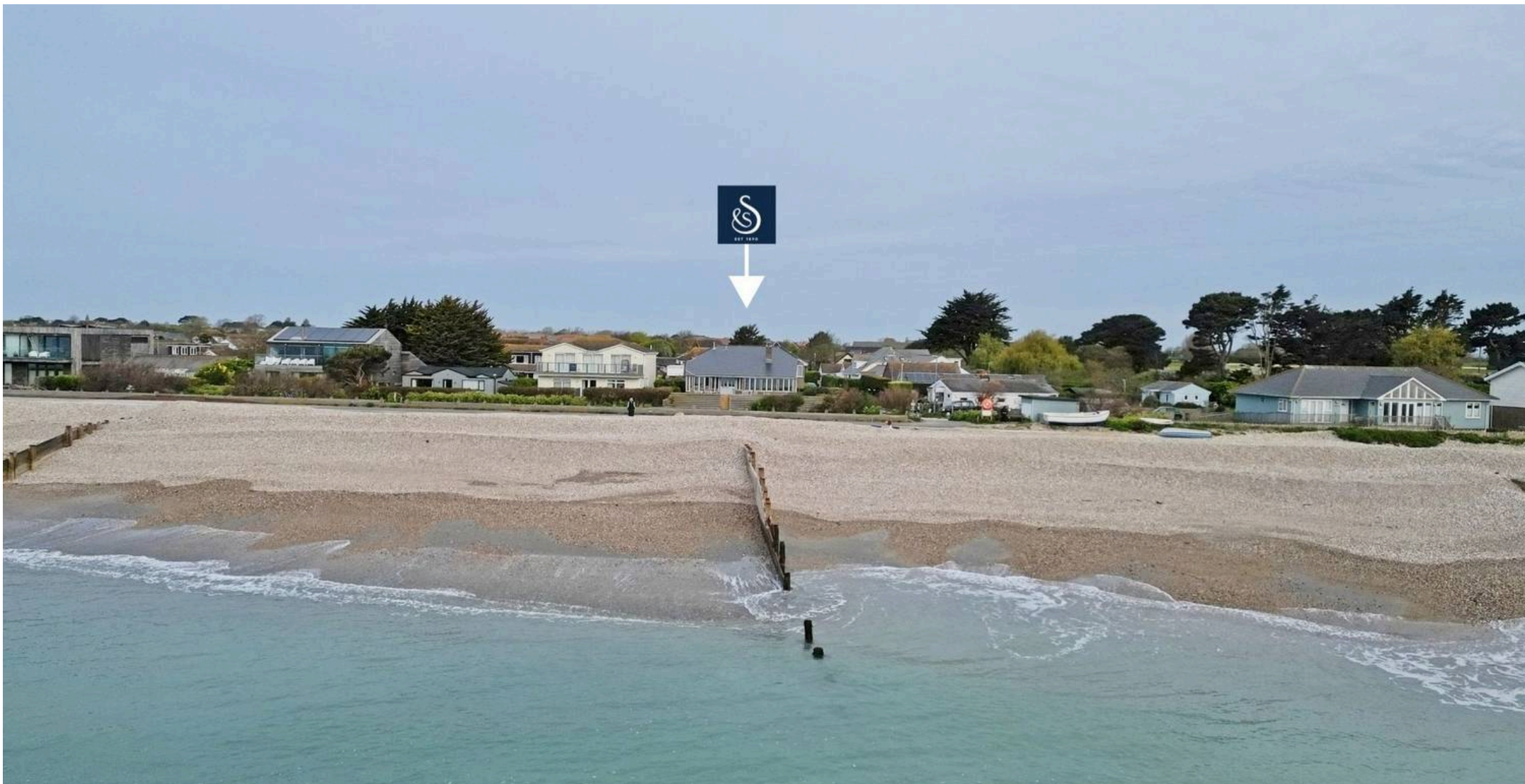
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## 143 East Beach Road, Selsey, Chichester

APPROX. GROSS INTERNAL FLOOR AREA: 1902 SQ FT 176.7 SQ METRES (INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if queried on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



## Stride & Son

37 South Street - PO19 1EL

01243 782626

[contact@strideandson.co.uk](mailto:contact@strideandson.co.uk)

[www.strideandson.co.uk](http://www.strideandson.co.uk)



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