



111 East Beach Road, Selsey - PO20 0HA

Guide Price £1,495,000 Freehold



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111 East Beach Road

Selsey, Chichester



A rare coastal residence set within a gated private road, enjoying direct English Channel frontage, high tide ownership and uninterrupted south-east facing sea views.

Set directly on Selsey's highly regarded East Beach, this exceptional coastal home enjoys one of the South Coast's most distinctive shoreline positions.

With uninterrupted views across the English Channel and the rare advantage of high-tide ownership, the property offers a remarkable sense of privacy and direct connection to the sea. The south-east facing orientation ensures beautiful morning sunrises across open water and an abundance of natural light throughout the day.

Selsey is known for its favourable micro-climate and notable sunshine hours, creating an atmosphere defined by space, clarity and calm.

- Direct access to the beach and coastal path
- Light-filled open-plan living/dining room with full-height glazing
- Stylish modern kitchen with integrated appliances
- Four double bedrooms, including master with en-suite
- South-facing terrace overlooking garden and open water
- Landscaped Mediterranean-style gardens designed for low maintenance
- Detached garage, studio and off-road parking





ACCOMMODATION:

The first floor forms the heart of the home, centred around an impressive open-plan living and dining room measuring approximately 33'0" x 17'6" (10.07m x 5.31m). Full-height glazing opens directly onto a stunning terrace with far-reaching views across the garden and the English Channel beyond. Designed to maximise its exceptional position, this space enjoys an abundance of natural light and a seamless connection between indoors and out, ideal for both relaxed daily living and entertaining.

The adjoining kitchen is fitted with contemporary cabinetry, integrated appliances and generous work surfaces, complementing the open-plan arrangement while maintaining clearly defined zones for cooking, dining and relaxation.

Lighting to the first floor and external areas is controlled via a Wandsworth lighting system, offering programmable scenes, dimming and app functionality — enhancing both atmosphere and practicality for modern coastal living.

The ground floor provides four generously proportioned bedrooms, thoughtfully arranged to offer privacy and flexibility. The principal suite benefits from a dedicated dressing area and a stylish en-suite shower room. Two further well-sized bedrooms each enjoy their own en-suite facilities. A fourth bedroom is served by a separate shower room.







ACCOMMODATION:

Two of the front-facing bedrooms feature patio doors opening directly onto the beachside garden, strengthening the connection to the coastal setting and allowing natural light to flood the rooms. A separate utility room provides practical laundry and storage space.

Externally, the property sits within landscaped Mediterranean-style gardens designed for low maintenance and year-round enjoyment. To the rear, a gravelled driveway provides off-road parking and access to the detached garage (17'11" x 10'5" / 5.46m x 3.17m).

A separate detached studio offers excellent versatility — ideal for home working, creative use or occasional guest accommodation — and benefits from its own shower room.



To the front, a full-width terrace spans the property and opens directly towards the coastal path and beach beyond. The beachside garden also provides additional private parking for three vehicles.

The property further benefits from high-tide ownership along the stretch of coastline to the front and is set within a gated private road, enhancing both privacy and exclusivity.

LOCATION:

East Beach offers an expansive and largely unspoilt stretch of coastline, ideal for shoreline walks, sea swimming and paddleboarding, while retaining an authentic character shaped by Selsey's historic fishing heritage.

Just a short stroll away lies Pagham Harbour Nature Reserve — an internationally recognised protected landscape of salt marshes, lagoons and abundant birdlife — preserving the surrounding environment and enhancing the sense of tranquillity.

Selsey provides a range of local shops, cafés, restaurants and essential services, while nearby Chichester offers broader shopping, cultural and transport connections, including mainline rail links to London and the South Coast.

The wider area also grants access to sailing clubs, further nature reserves and the South Downs National Park, making it particularly appealing to those who value coastal living immersed in light, sea air and open landscapes.

INFORMATION: Services: All main | Tenure: Freehold | Local Authority: Chichester District Council | Council Tax Band: Band D | Energy Rating: Band C

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Approximate Area = 1934 sq ft / 179.6 sq m

Garage = 180 sq ft / 16.7 sq m

Outbuilding = 181 sq ft / 16.8 sq m

Total = 2295 sq ft / 213.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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