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## Sea View Homes Cost £88K More on Average, Says Rightmove

July 24, 2025

– Categories: Real Estate



Homes with a coastal outlook are attracting significantly higher price tags in today's market, with new research showing that sea view properties are worth over £88,000 more on average than their inland or non-sea-facing counterparts. The figures, published by property website Rightmove, highlight the ongoing appetite among buyers for views of the British coastline.

The average asking price for homes featuring a sea view now stands at £363,181. In comparison, homes located in the same coastal areas but without a view of the sea are

listed for an average of £275,074. This price difference reflects both the desirability and limited availability of such properties, which continue to attract strong buyer interest.

## Regional Disparities

The East Midlands stands out as the region where sea view homes carry the highest premium. According to Rightmove's data, properties in this area with a sea view average £428,330, which is 68 per cent more than similar homes nearby without a sea view. The South West follows with a 44 per cent uplift, while in Scotland, sea view homes attract a 43 per cent premium.

Wales also sees a strong price increase, with sea view homes averaging £298,824 compared to £240,017 for properties without the view. In the North East, the average asking price of a sea-facing home is £231,194, which is over £50,000 higher than the £180,258 average for homes without a view of the sea.

Property demand remains particularly strong in areas such as Torbay in Devon, which currently has the highest number of homes listed with sea views. Other sought-after locations include Bournemouth and Cornwall, both of which are long-time favourites for buyers looking to settle by the water.

Collen Babcock, a property expert at Rightmove, said: "Sea views have always been a highly sought-after feature for homebuyers, and our latest research highlights just how much more people are willing to pay for one.

"The East Midlands claims top spot as the region with the highest price premium for homes with a sea view at 68 per cent, compared to homes with a sea view in the South East, which has a much lower sea view premium of 22 per cent.

"A contributing factor for this difference could be the exclusivity of properties with a sea view in these areas."

Agents on the ground suggest that buyers are not just paying for the view but for the lifestyle that comes with it. Sea-facing homes often offer a sense of peace, better air quality, and in many cases, easier access to nature, which remains appealing in both the holiday home and primary residence markets.

Despite broader concerns over inflation and mortgage rates, the data confirms that certain property features continue to attract buyers. In particular, the demand for scenic views and coastal tranquility remains a key factor in driving up prices. As the market continues to shift, homes with sea views are proving to be a lifestyle choice and a solid investment.