



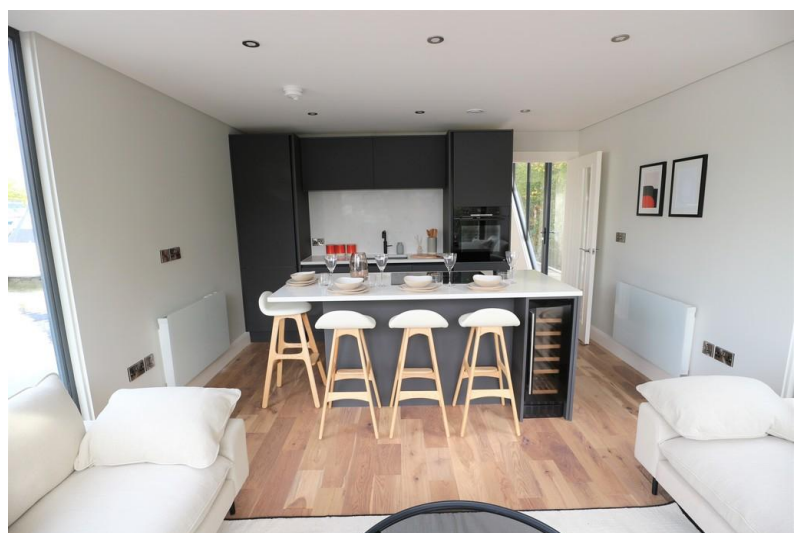
Herons Rest, Chichester Marina

Chichester, PO20 7EJ

£295,000

- Contemporary 2 bedroom houseboat
- Beautiful peaceful canalside location
- Open plan kitchen/living area
- Shower room and decked balcony

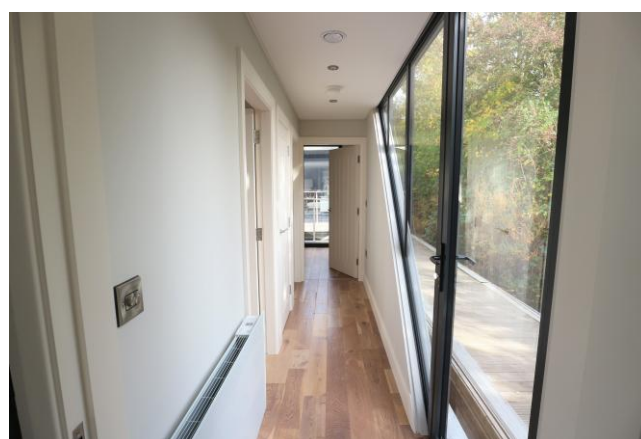
H₂O
HOMES



For a peaceful lifestyle on the water look no further than this stunning contemporary houseboat offering 500 sq ft of space located on the picturesque canal at Chichester. Superbly appointed, the boat delights with large floor to ceiling windows in the open plan kitchen/living area with full width sliding door to the decked balcony. The main and second bedroom are both double in size and there is a spacious shower room that can be accessed from both the hall and main bedroom.

ENTRANCE HALL

Inviting and flooded with light with angular windows the hallway welcomes you onboard this contemporary craft with its warm solid engineered wood flooring and recessed ceiling lighting. Here there is a useful storage cupboard and wall mounted electric heater.



OPEN PLAN KITCHEN/LIVING AREA

This fabulous space is adorned with light with its large floor to ceiling windows and large sliding door to the sizeable deck. The quality kitchen is fully fitted with integrated appliances including fridge/freezer, dishwasher, hob and stainless steel oven. The sink and worktops are finished in a composite material. The solid engineered wood floor provides durability and enhances the contemporary ambience along with recessed spot lighting and stainless steel fittings.

MAIN BEDROOM

The bedroom is a cosy space to relax and unwind but continues the contemporary theme with the gorgeous engineered wood floor complimented with recessed spot lights and stainless steel fittings. With floor to ceiling windows framing the tranquil water views this truly is a perfect spot to relax and unwind.

BEDROOM TWO

The angular style windows in this double bedroom frames the peaceful waterside views beautifully and again enjoys solid engineered wood flooring, recessed ceiling lights and stainless steel fittings.



SHOWER ROOM

Accessed from both the hall and main bedroom the shower room is of good proportion with the suite comprising of the shower cubicle with glazed door, hand basin with mixer tap, low level WC and chrome/glass heated towel rack. Frosted glazed window, recessed ceiling lights and tiled floor.

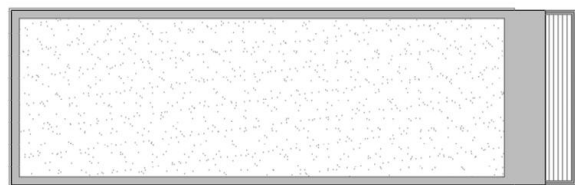


Please note that images are for illustrative purposes and fixtures and fittings subject to change to individual requirements. HOUSEBOAT NOT SHOWN IN SALES LOCATION.

MOORING FEE

£7,660.80 per annum.

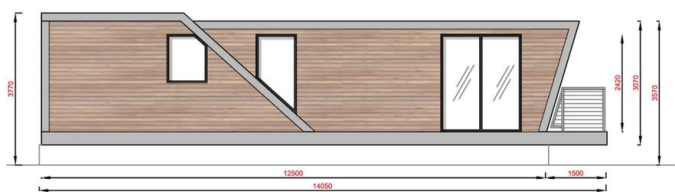




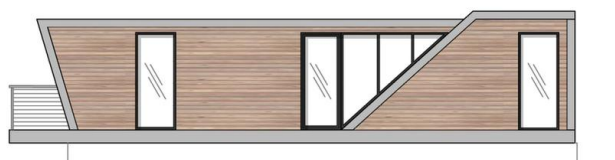
Roof Plan SCALE 1:100 @ A3



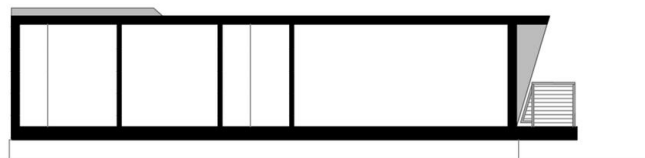
Floor Plan SCALE 1:100 @ A3



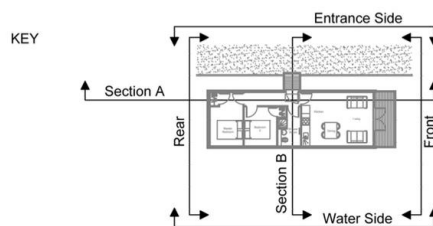
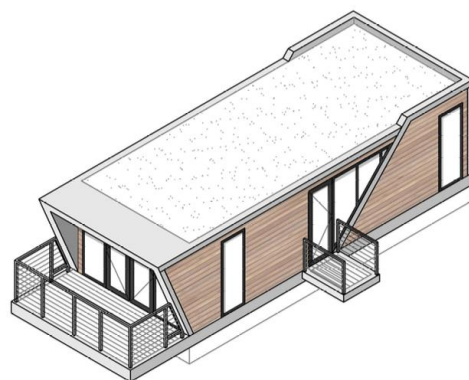
Water Side Elevation SCALE 1:100 @ A3



Bank Side / Main Entrance Elevation SCALE 1:100 @ A3



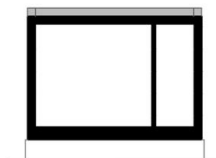
Section A SCALE 1:100 @ A3



Front Elevation SCALE 1:100 @ A3



Rear Elevation SCALE 1:100 @ A3



Section B SCALE 1:100 @ A3

Specification: -
 L14.0m x W4.4m Overall
 L12.5m Module
 Single Storey with Front Balcony
 2 Bedroom & Shower Room
Area
 46sqm / 500sqft

FOR ILLUSTRATIVE PURPOSES ONLY

SUBJECT TO CHANGE DUE TO INDIVIDUAL REQUIREMENTS

BOAT INFORMATION

Floatation System :

Fully enclosed concrete pontoon

Constructed to Eurocode 2 BS EN

WARRANTY

12 month defects period

60 year design life on structure

50 year design life on pontoons

10 years design life on cladding

(Subject to reasonable maintenance).

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements