



## Chichester Marina

Birdham, PO20 7EJ

**£295,000** Freehold

- Beautifully appointed canal boat on residential mooring
- Fully equipped bespoke galley kitchen and saloon with stove
- Two double bedrooms and shower room
- Fore and aft covered seating areas

**H<sub>2</sub>O**  
**HOMES**





Experience the epitome of waterfront living with this exquisite 2 bedroom canal boat in Chichester marina. This exceptional residence boasts a meticulously crafted galley kitchen, a warm and inviting saloon complete with a cosy stove, and a master bedroom featuring fitted furniture and direct access to the fore deck. The second bedroom is adorned with a fitted double bed and contemporary furnishings. A modern high specification shower room completes this luxurious living space. Immerse yourself in the beauty of Chichester marina's surroundings while enjoying the comforts of this bespoke canal boat retreat.

#### AFT DECK

The semi-circular deck welcomes you on-board with a padded seating area, detachable table and bimini covers should they be needed.

#### GALLEY

The galley kitchen is extremely well equipped with appliances including eye level electric double oven and gas hob, integrated fridge and freezer, dishwasher and sink with mixer tap. Beautifully crafted wall and base units with luxury granite worktops and contemporary lighting complete this superb area.



#### SALOON

This super comfortable area is nicely proportioned to entertain family and friends with a built in television unit installed. When chillier nights arrive a beautiful contemporary diesel burner is there to keep you warm.

#### MAIN BEDROOM

The main suite is a peaceful haven with a full king size bed, wardrobes and matching bedside cabinets. There is even a pop up TV!





## FORE DECK

Padded seating area with bimini covers if required.

## BEDROOM TWO

An ideal second bedroom with a fixed double bed and storage drawers underneath. Full length wardrobe providing extra storage.

## SHOWER ROOM

The shower room delights with a large thermostatically controlled shower, contemporary hand basin set on a vanity unit with mirror over and low level pump out toilet. To add to the finish, a chrome heated towel rack.



Walnut worksurfaces

Dining Feature Light

42" TV above Stove

Second bunk for Bedroom 2

## SPECIAL WORKS

Explorer Pack

Tek Dek on Bow

Forward and aft full bimini covers

Pop-up TV in bed 1

Rear Deck Doors + Thermocall

## MOORING FEE

£9,522.00 inc VAT per annum



## SALOON AND BEDROOM FEATURES

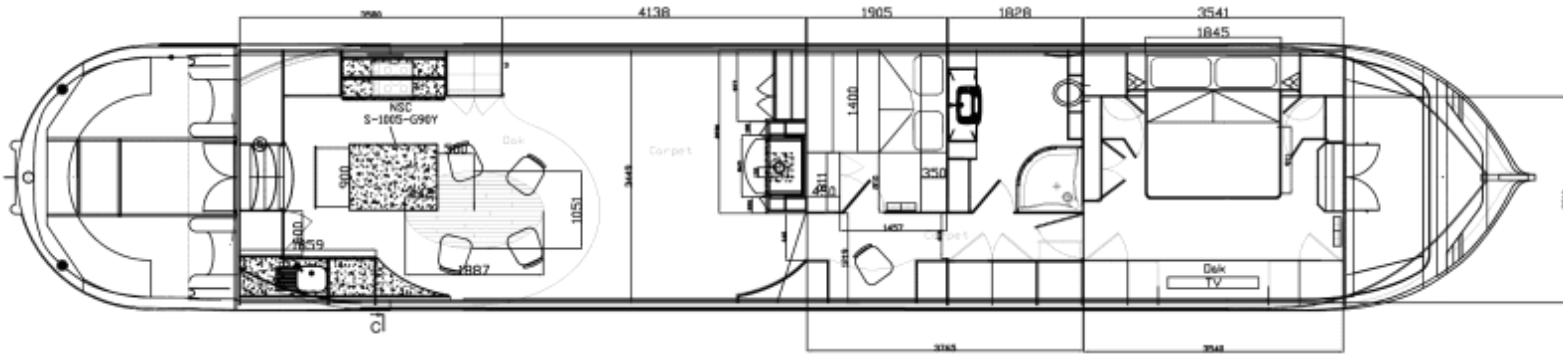
Soft LED uplights

Interior cabin sides painted cream

Interior cabin sides painted under gunnel

Granite worksurfaces including bathroom





#### ENGINE AND POWER OPTIONS

Dehumidifier as per spec or something similar  
 Kabola HR400 240V 73ltr Vertical calorifier  
 Immersion heater.

#### EXTERNAL FEATURES

Cruiser Stern, Bow Lockers (port & Starboard)  
 Chrome pack, Waterproof 240 Socket on stern(1)  
 Sprung toe steps, painted side panels (external)  
 Painted roof, painted counterbands  
 Interzone blacking upgrade

#### COUNCIL TAX BAND

Tax band A

#### LOCAL AUTHORITY

Chichester District Council

#### TENURE

Freehold

#### OFFICE

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