



## The Salterns Hampton, Bursledon, SO31 8DH

**From £349,950**

- Beautifully appointed 'Hampton' houseboat
- Fully equipped kitchen and saloon with stove
- Two double bedrooms and full bathroom
- Stern and bow seating areas, full residential mooring

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



Tucked away in the most idyllic position with stunning views across the salt marshes and the Hamble river beyond this elegant 2 bedroom houseboat really does define luxury apartment style living on the water and indeed does come with a full residential mooring! The contemporary interior enjoys a host of modern conveniences but cleverly holds onto a cosy atmosphere of a traditional canal boat of a bygone era. The spacious cabin delights with lots of natural light and leads to the extensively equipped kitchen. There are 2 double bedrooms and a full bathroom with a separate shower. Both the bow and stern have seating areas but with these moorings there is additional decking next to the boardwalk to utilise for alfresco dining. Being family run there is a very relaxed atmosphere here with a selection of moorings available and given its location it is very easy to immerse yourself within the larger boating community. There is plenty of walking and cycling paths to hand and the pretty village of Bursledon is approximately a 10 minute walk.

#### THE STERN

The stern welcomes you onboard with a wraparound seating area with removable water resistant cushions and free standing dining table and is well lit with 4 deck lights to create a warm and inviting atmosphere. Keeping practicality in mind there are useful storage compartments and a retractable fitted cover to allow all year round usage.

#### THE LIVING AREA

Three centrally positioned steps lead down from the stern into this super snug area nicely proportioned to entertain family and friends. Soft natural light flows through from the double glazed skylight and there is ample storage shelving and cupboards crafted in quality oak with a 42" flat screen TV mounted in a discreet recess. When chillier nights arrive beautiful contemporary radiators warm the area but for a real cosy glow there is a diesel fuel stove.

#### THE KITCHEN

The L-shaped kitchen is extremely well equipped with appliances including electric oven with 4 ring gas hob and extractor fan over. Integrated fridge, freezer, dishwasher, wine cooler, microwave and Belfast sink with mixer tap. There are beautifully crafted wall and base units with luxury quartz worktops and the island dining area with contemporary lighting seamlessly connects to the living area.

#### THE GUEST BEDROOM

With access both sides the queen sized bed sits centrally in the room with lots of storage underneath and bedside cabinets with ambient concealed downlighters to create a soothing atmosphere. Further storage comes in the form of a double mirrored wardrobe, floor to ceiling lit shelving and dresser/home office area. There is a broom cupboard off the corridor.

## THE BATHROOM

The bathroom delights with, unusually, a full size bath along with a separate shower cubicle. The basin with chrome taps is set in and around plenty of built-in storage and enjoys an attractive feature mirror with lighting to either side. There is a low level toilet and a chrome heated towel rail. For extra comfort underfloor heating is standard.

## THE MAIN BEDROOM.

Sitting at the front of the boat is the stunning main bedroom. Again with access both sides, the king size bed benefits from built in bedside cabinets with wall mounted reading lights. There is further ample storage here with 2 double mirrored wardrobes, storage under the bed, dressing unit and vanity area with shelving along with a backlit wall mounted TV.

## THE BOW

Accessed from the main bedroom through French doors this delightfully peaceful seating area is just the spot to take in the surrounding tranquillity of the water.

## MOORING FEE

£9,000 per annum (paid monthly) and includes 2 parking spaces, a log store and small wooden shed.

**PLEASE NOTE THAT THESE IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DESCRIPTIONS MAY VARY FROM VESSEL TO VESSEL. Boats can be customised to individual clients specification with many optional extras.**

## DIMENSIONS

Total length 21.3m - Beam 3.8m - Draft 0.7m

## CAPACITY

Fuel tank Approx. 350 litres - Water tank 690 litres – stainless steel - Waste tank 550 litres Calorifier (water heater) 75 litres. Gas cylinders Client to provide their own. Windows 8 x chrome rectangular windows, with option for double glazing. Porthole 2 x 0.18". Steel specification Baseplate thickness 10mm / Hull 6mm / Cabin 5mm / Roof 4mm Rubbing strakes. Three on bow (with one running full length of the boat) Style Square or rounded Eurocruiser style stern with seating. Gas locker - Located at stern. Decks All self-draining. Weed hatch. Quick release Ballast - Fully ballasted. Fender eyes Black - recessed in hull sides. Pole and plank rack - Fitted to roof

## ELECTRICS AND EQUIPMENT

Engine Start 1 x 110 amp/hour lead acid cranking battery (110). Domestic 4 x 110 amp/hour lead acid leisure batteries (440). Bow Thruster Vetus 95kg/f | 2 x 110 amp/hour lead acid cranking batteries (220). Inverter/charger Sterling Pro Combi 2.5kw / 120a. Central heating Webasto Thermo Top Evo 9kw | Electric underfloor heating in the bathroom. Bilge pump - RuleMate 500gph - fully automated bilge pump with integral sensor. Water pump - Vetus pressurized water system. Calorifier (water heater) SureCal 75l horizontal twin coil. Shower pump Whale Gulper 220 12v Bath pump - Whale Gulper 220 12v. Toilet - Vetus 12v macerator. Hob 4-burner hob (5 burner option available) Oven/grill - Integral oven and grill. Microwave. Integrated fridge/freezer - separate units. Wine Cooler – Slimline. Galvanic isolator 16 amp or 32 amp Anodes 4 x 2.5kg. Aluminium Ventilation - 5 x mushroom vents | 1 x extractor fan to mushroom vent in galley 4 x louvre vents (15cm x 15cm) in forward bulkhead and aft doors.





## DISPLACEMENT

Tanks empty 30,000kgs (no provisions or personal equipment on board) Tanks full 31,748kgs Maximum people 8 people @ 75kg each Maximum load 1200kgs

## POWER

Fuel Canaline diesel inboard with shaft Max rated power 57 Horsepower (option for larger Canaline 70 engine if required) Model Canaline 60 Gearbox PRM 250 Reduction 2:1 Engine alternator 50amp Domestic alternator 175amp Propeller 0.48m x 0.33m right-hand rotation Propeller shaft 35mm Stern gland Vetus water lubricated.

## OFFICE

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