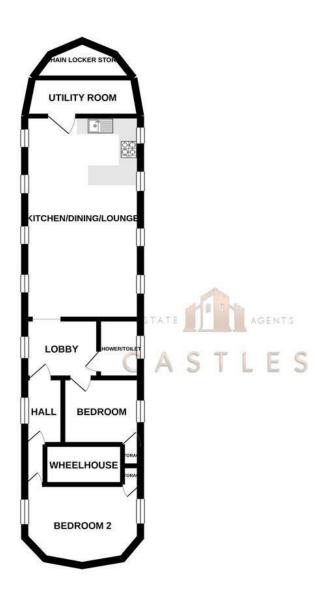
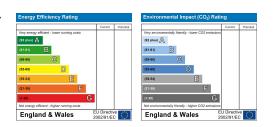
Floor Plan

GROUND FLOOR 381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 381 sq.ft. (35.4 sq.m.) approx.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

Salamand





Wicormarine Wicor Marina Portchester, POI6 9DR

Castles are pleased to welcome to the market this unique opportunity to buy a wonderful house boat called Salamander which is currently moored at Wicormarine, Portchester.

** CASH BUYERS ONLY MARINE FINANCE IS NOT AN OPTION **

Brand new survey and independent valuation of £225,000 in January 2022. Survey is available on request.

The vessel boasts plenty of outside space on the top deck to take in the breathtaking views of the solent. There is a modern kitchen and bathroom recently fitted on board with a large lounge dining space to entertain. Off of the kitchen there is a utility room and there are two double bedrooms for sleeping accommodation. There is full central heating and log burner on board.

It measures 30 metres by 5 metres

The mooring does not automatically transfer with the sale of the vessel. The mooring and fees will have to be applied for directly with the marina upon completion of purchase. This includes water and community charge. NO CATS ARE ALLOWED.

For more information or to arrange an appointment to view please call Castles today.

Asking price £100,000

02394318899









Wicormarine Wicor Marina Portchester, PO16 9DR

- LARGE HOUSE BOAT
- LOCATED AT WICOR MARINA
- NEW BATHROOM
- FULLY CENTRAL HEATED
- CASH BUYERS ONLY

OPEN PLAN LOUNGE DINER

21 x 15 (6.40m x 4.57m) Fully central heated Log Burner 2 x radiators 2 x opening skylights Large opening porthole in kitchen.

KITCHEN

15 x 9 (4.57m x 2.74m) Fully fitted new base units all round New wooden worktop Butler sink Built-in oven, hob & hood Built in Fridge Vinyl flooring

UTILITY AREA

14 x 6 (4.27m x 1.83m) Worcester Bosch kerosene boiler.

- TWO BEDROOMS
- NEW KITCHEN
- TOP DECK OUTSIDE
- AMAZING VIEWS OF THE SOLENT
- JAN 22 SURVEY AVAILABLE ON REQUEST

Grey water tank with pump out facility Freezer Washing Machine Tumble Drier Storage Area 50ltr hot water tank.

BEDROOM ONE

II x II (3.35m x 3.35m)
Built-in 4'6" double bed with mattress & underbed storage
Walk-in wardrobe
Opening skylight
Fitted carpet
Cast iron radiator

BEDROOM TWO

12 x 11 (3.66m x 3.35m) Freestanding double bed Walk-in Wardrobe / potential en-suite 2 x built-in bedside cabinets 5 opening-portholes Freestanding Wardrobe Cast iron radiator Storage area

BATHROOM

7 x 5 (2.13m x 1.52m)

WHEELHOUSE + SEATING AREA

All sea-going navigation equipment including radar Large Ship's Wheel. Engine room with DAF engine and gearbox in place. 24v battery bank with Victron inverter for backup mains power. Fire extinguishers in place. Backup 240v generator.

