

Floor Plan



TOTAL FLOOR AREA: 381 sq.ft. (35.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(20 plus) A	
(81-91) B		(10-19) B	
(69-80) C		(5-9) C	
(55-68) D		(1-4) D	
(39-54) E		(0) E	
(21-38) F		(0) F	
(1-20) G		(0) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Wicormarine Wicor Marina
Portchester, PO16 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

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Wicormarine Wicor Marina

Portchester, PO16 9DR



- LARGE HOUSE BOAT
- LOCATED AT WICOR MARINA
- NEW BATHROOM
- FULLY CENTRAL HEATED
- CASH BUYERS ONLY
- TWO BEDROOMS
- NEW KITCHEN
- TOP DECK OUTSIDE
- AMAZING VIEWS OF THE SOLENT
- JAN 22 SURVEY AVAILABLE ON REQUEST

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.

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

BEDROOM ONE

11 x 11 (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.

