



Price Guide £295,000

Houseboat Sandpiper Chichester Marina, Birdham, Chichester, West Sussex PO20 7EJ

BAILEYS



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Sandpiper is a beautifully appointed widebeam 2 bedroom canal boat, perfect for socialising and living on board with fabulous internal living space and outside areas, situated on a residential mooring on Chichester Canal, adjoining Premier Marinas Chichester Marina, a fabulous harbourside location in an area of outstanding natural beauty.

Stepping aboard, the aft section includes a padded seating area with removeable bimini covers providing all year round use with access hatch and steps leading down into the superbly appointed and spacious interior.

The open plan living space comprises a galley kitchen area with a range of built in cupboards and drawers, with composite worktop areas including and including an inset sink with mixer tap and filtered water tap, island unit with integrated dining table, eyelevel electric double oven, 5 ring gas hob, integrated fridge/freezer and dishwasher.

The dining area leads into the sitting room/saloon with feature fireplace, wall mount tv and Morso wood burning stove.

A built in desk/study area with storage cupboards including an integrated washing machine leads to the private and generously proportioned principal bedroom with built in bed and bedroom furniture including wardrobe cupboards, vanity table and pop up tv. with doors opening onto a small outside forward section with a view over the canal.

The forward outside area also has a removeable bimini section providing all year round protection from the elements, with access to an outside gas bottle storage locker.

The second bedroom has a built in double bed with wardrobe and storage cupboards.

Adjacent to both bedrooms is a bathroom suite with tiled floors and walls, comprises a shower, wash basin and wc with built in cabinetry storage.

Yearly mooring fee licence agreement 2024 rate currently £9,522. The berthing agreement is subject to Premier Marinas Terms & Regulations and includes the supply of drinking water and waste water disposal, with up to 2 unallocated parking spaces on the marina site. Electricity is supplied via the Marina and charged on a metered unit basis.

Council Tax Band A

Cash funding is usually required for a houseboat purchase and we shall require proof of funds before arranging a viewing.

Viewing is strictly by accompanied appointment only with Baileys.





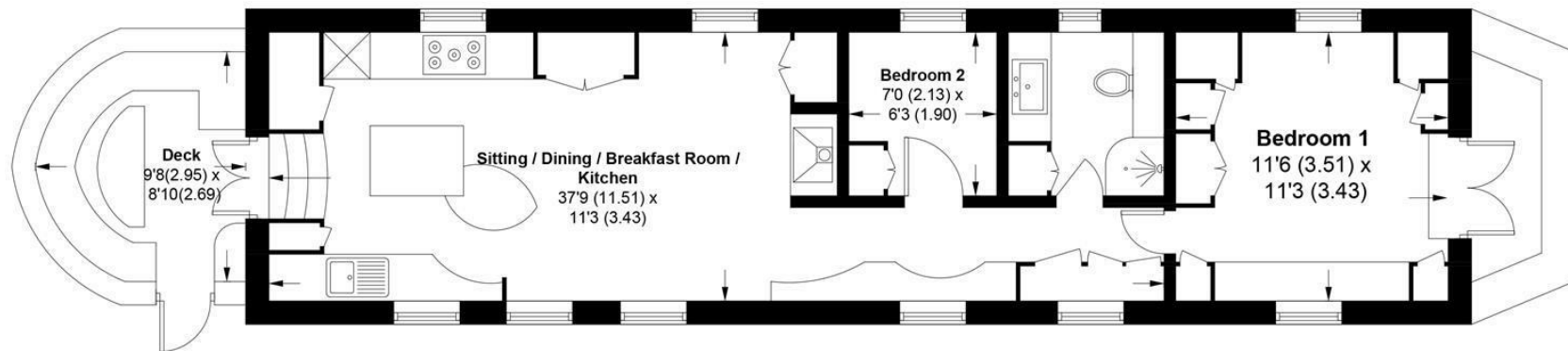






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APPROXIMATE GROSS INTERNAL AREA = 566 SQ FT / 52.6 SQ M



GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1137831)

Produced for Baileys Estate Agents

Working in co-operation with the owners we have tried to be accurate and informative in the presentation of our property details. Baileys would advise that no representations or warranties are made or given in respect of the condition of any items mentioned in the Sales Particulars. If however, you are not sure about a particular point please contact us to verify the information. This is especially important if viewing the property involves travelling some distance.

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