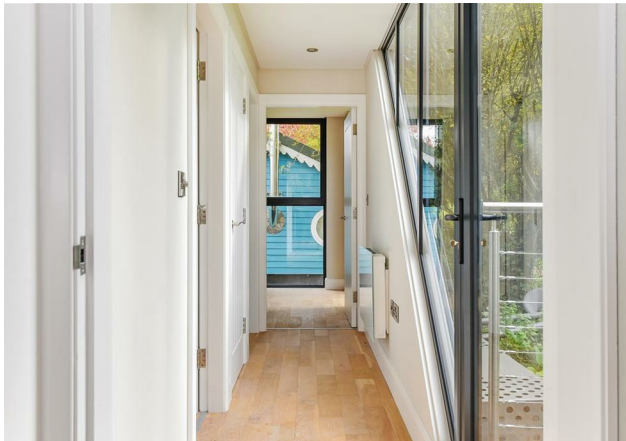




Price Guide £295,000

Houseboat Herons Rest Chichester Marina, Birdham, Chichester, West Sussex PO20 7EJ

BAILEYS



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The newly constructed houseboat is built to highest standards, using quality materials and is thoughtfully designed to maximise space, style, natural light and comfort aboard.

Situated on the Chichester Canal adjacent to Premier Marina's Chichester Marina in an area of Outstanding Natural Beauty, overlooking adjacent fields, within a short walk of Chichester Harbour - a fabulous destination location, popular for boating, harbour and countryside walks, recreation and dining out.

Ideal as either a permanent home or weekend retreat, with designer finish low maintenance lines, an open-plan kitchen/dining/living area, two bedrooms and a luxury bathroom with walk in shower. Energy efficiency includes a high degree of insulation to floors, roof and walls with double glazed windows, plus LED lighting and electric radiators.

The houseboat comprises approximately 500 sqft floor area with large floor to ceiling windows in the open plan style kitchen/living room, with full width gazing and door opening onto an outside decked balcony area with composite decking and stainless steel guardrails with views over the canal. The kitchen area has been designed to provide a clean cut look with floor and wall mounted cupboards and integrated appliances including a fridge/freezer, dishwasher, oven, hob and inset sink and mixer tap.

Both bedrooms have windows overlooking the canal and the luxury bathroom suite includes a walk in shower, wall hung vanity wash basin, wc and illuminated mirror.

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 un-allocated parking spaces on the marina site within the annual berthing charge - based upon 2024 rate - £7,448 per annum. Electricity is supplied via the Marina and charged on a metered unit basis.

Council Tax Band A:

The landscaped garden area adjacent is rented from Premier Marinas Ltd on a yearly licence basis at a peppercorn rental. Houseboats are EPC - energy performance certificate, exempt. The houseboat is constructed to Eurocode 2 BS EN 1992 and the flotation system is a fully enclosed concrete pontoon requiring minimum maintenance.

Cash funding will be required for the houseboat purchase and proof of funds will be required prior to viewing.

Viewing is strictly by accompanied appointment only with Baileys.











Houseboat 16, Chichester Marina, PO20 7EJ

APPROXIMATE GROSS INTERNAL AREA
513 SQ FT / 47.7 SQ M



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. (ID1137832)

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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