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Pettinger Gardens, Southampton

Offers In Excess Of £400,000

Talisman is a unique three-bedroom residential houseboat and purpose-built floating home for sale on the River Itchen in Southampton

Talisman is a purpose-built floating home situated on the River Itchen within an established residential community of approximately 13 homes. Offering spacious accommodation across three double bedrooms, generous open-plan living space, and extensive outdoor decking, the property combines waterside living with practical modern conveniences. The home is connected to mains water, electricity and mains drainage, meaning there is no holding tank or pump-out system required. It is well insulated throughout and benefits from a log burner, gas-fired hot water, and electric heating.

Internally, the property comprises: Three double bedrooms, Large open-plan living and dining area, Well-appointed kitchen and a Family bathroom. Outside, the property enjoys both a lower deck with direct access to the water and a substantial upper deck providing additional outdoor living space, complete with an outdoor kitchen and seating area.

Separate Insulated Outbuilding:
Included with the property is a fully insulated 12-metre outbuilding featuring its own kitchen and bathroom. This versatile space is suitable for use as a home office, studio, workshop, or guest accommodation, subject to any necessary permissions.

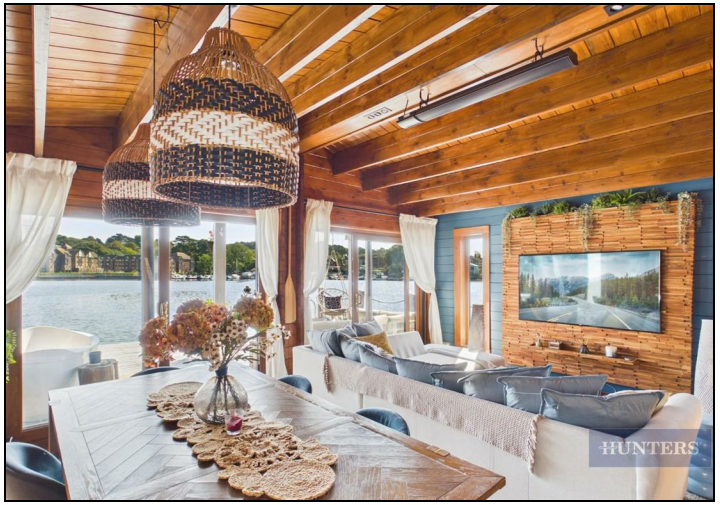
Outside & Mooring
-Allocated private off-road parking space
-Attached private mooring suitable for a boat of up to approximately 28ft
-Direct access to the River Itchen, with onward tidal navigation to Southampton Water and The Solent
-Access to communal gardens

Tenure : The property is offered with a combination of freehold and leasehold interests and includes a share in the residents' management company.

Not suitable for conventional residential mortgage lending. Cash purchasers or buyers with independently arranged specialist finance considered

KEY FEATURES

- Three-bedroom residential houseboat / purpose-built floating home
- Situated on the River Itchen in Southampton
- Open-plan living and dining area with river views
- Private 8.5m mooring with direct access towards Southampton Water and The Solent
- 12-metre insulated ancillary building with kitchen and bathroom
- Upper and lower deck areas overlooking the water
- Mains water, electricity and sewage connections
- Dedicated parking space
- Council Tax Band A
- Log burner



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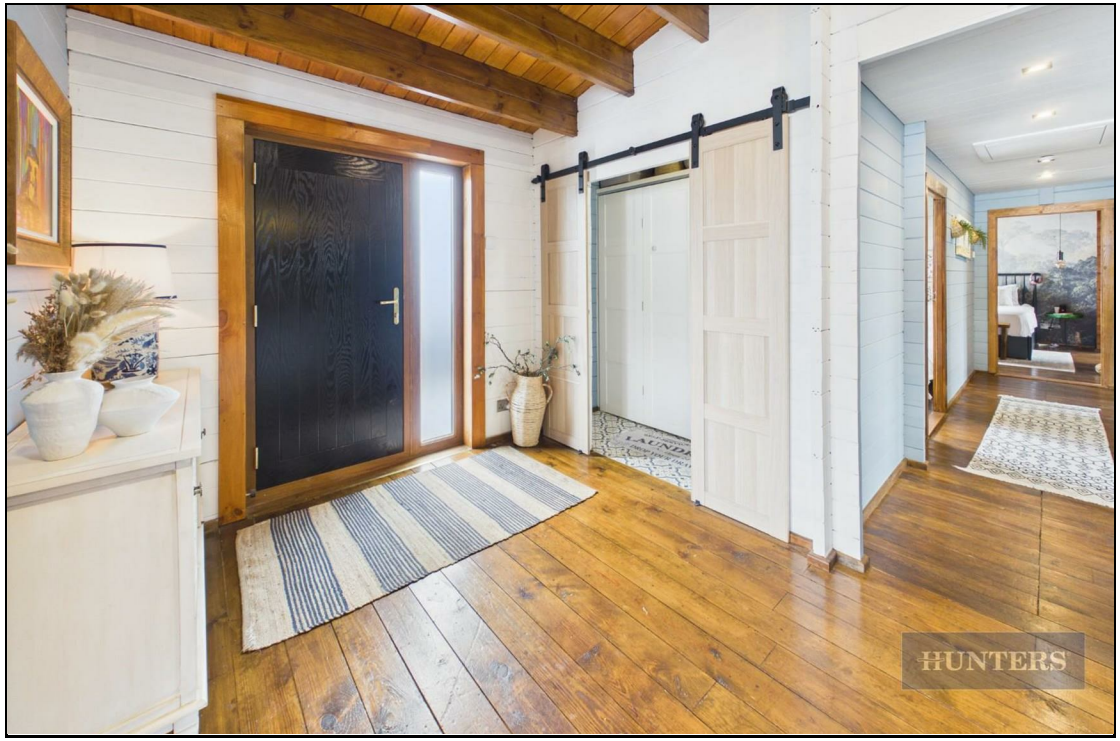
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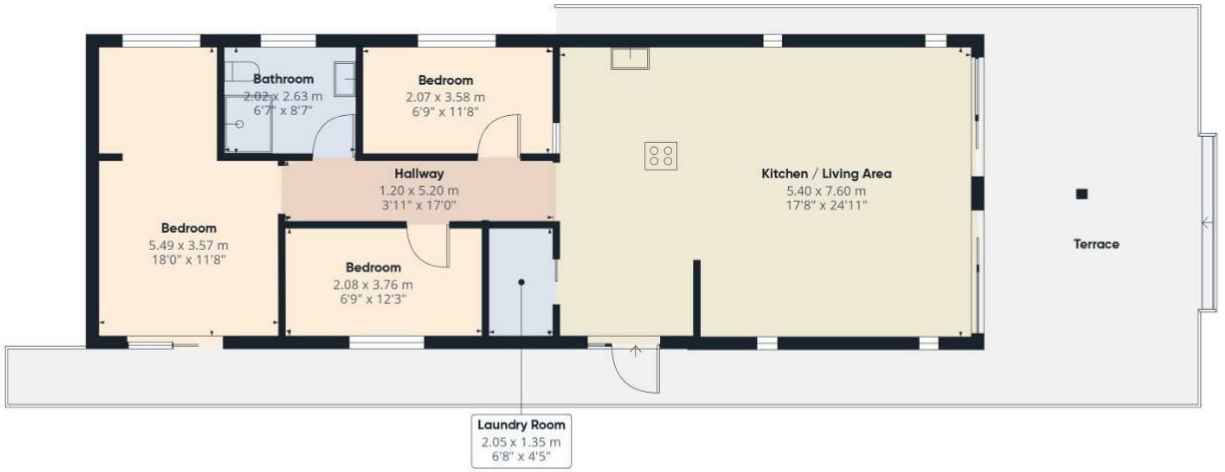
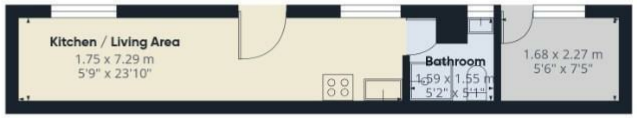


Ground Floor Building 1



Ground Floor Building 2

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Approximate total area(1)

106.4 m²

1147 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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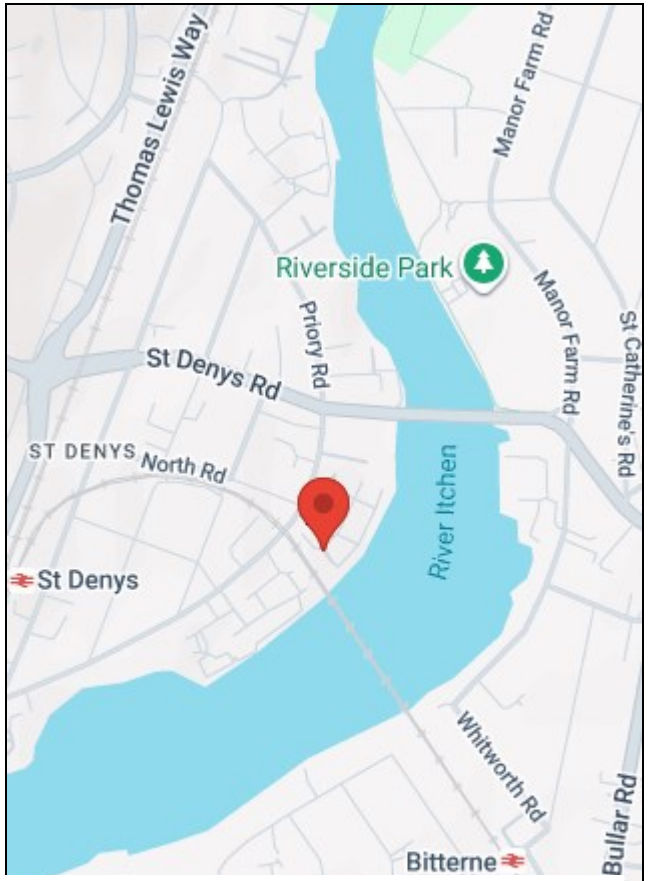

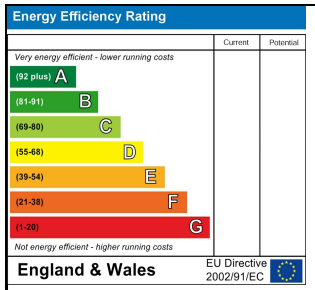

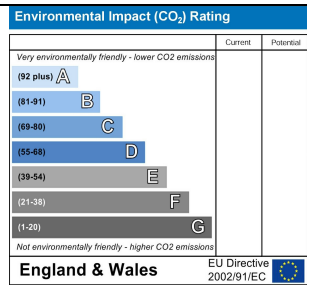

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