



Guide Price £250,000

Houseboat Bag End, Chichester Marina, West Sussex, PO20 7EJ





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EPC



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A newly constructed purpose built Houseboat - launched in February 2018, occupying an enviable position, enjoying a view from the houseboat along the canal toward the lock gate and beyond toward Bosham Hoe.

The property is beautifully detailed and finished to a very high standard throughout and offers two bedrooms, a modern shower room, an open plan kitchen/lounge/diner with doors opening onto a raised outside decking area, ideally situated to watch the evening sun setting over the harbour.

A further outside decking area including storage provides an attractive approach to the Houseboat and viewing is highly recommended.

Kitchen Diner/Lounge

Comprising a range of bespoke handmade floor and wall mounted kitchen units, with solid wood worktops and inset butler sink. Range cooker, space for fridge freezer and washing machine.

Bedroom 1

Bedroom 2

Shower Room

Comprising a double shower, wc and wash basin.

Outside

External raised decking area to the houseboat with further decked area adjoining with built in storage.

Council Tax

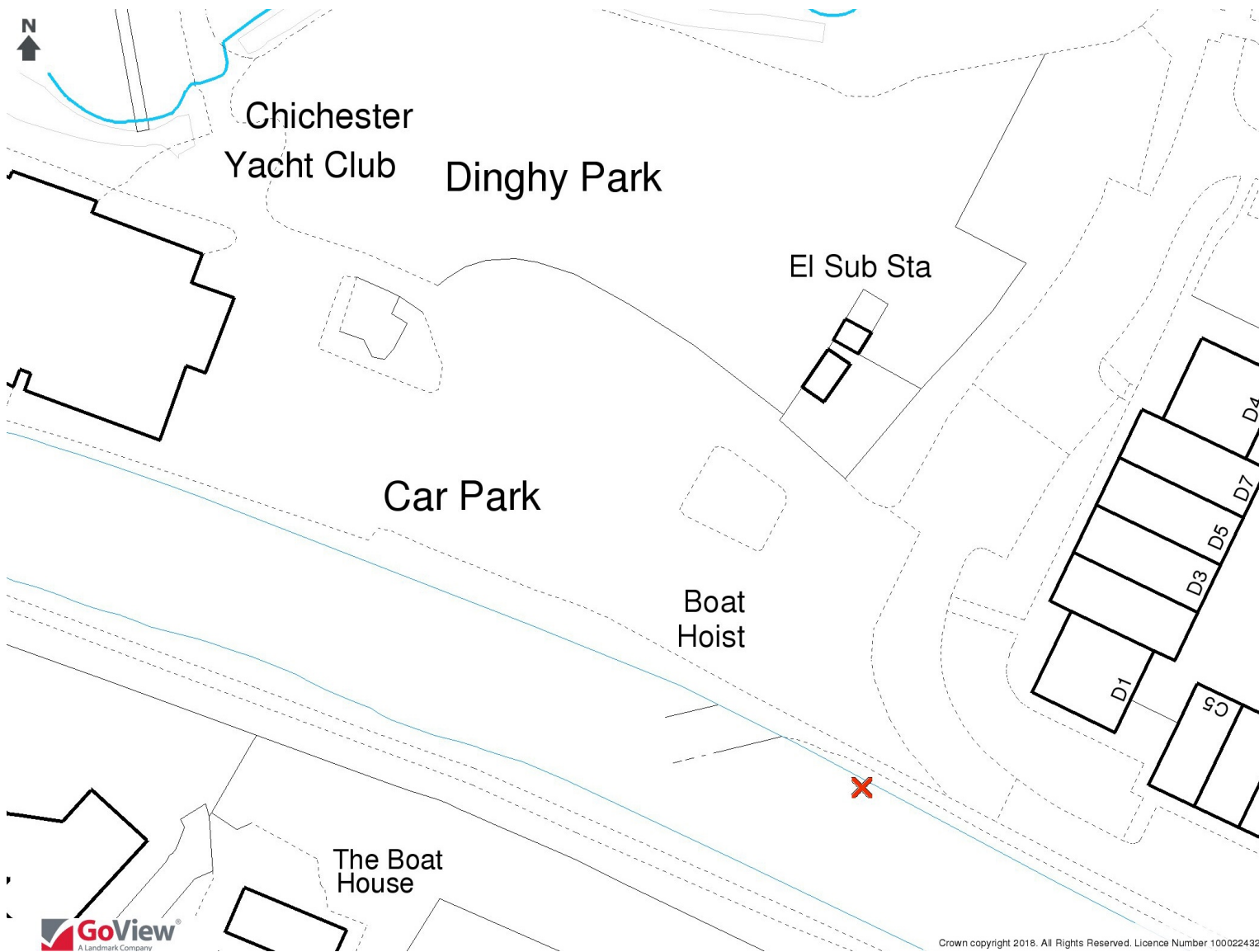
Band A.

Mooring Fees

Mooring Fees: The houseboat is sold freehold whilst the mooring is rented on an annual berthing licence and subject to application from Premier Marinas Ltd who are the owners of the marina. Based upon Premier Marinas schedule of marina charges from 1st September 2017 - Chichester Canal (min length 15.2m) is £370.00p per metre / per 12 months (no Vat) . The mooring fee licence allows full 365 days a year occupancy and includes fresh water supply and waste water handling and parking. The supply of electricity is charged on unit basis with facility charge and vat. Houseboat owners may also have access to the marina showers and launderette.







NEAREST

 **SHOPS** 100 metres

 **SCHOOL** 2.6 miles

 **BEACH** 6.2 miles

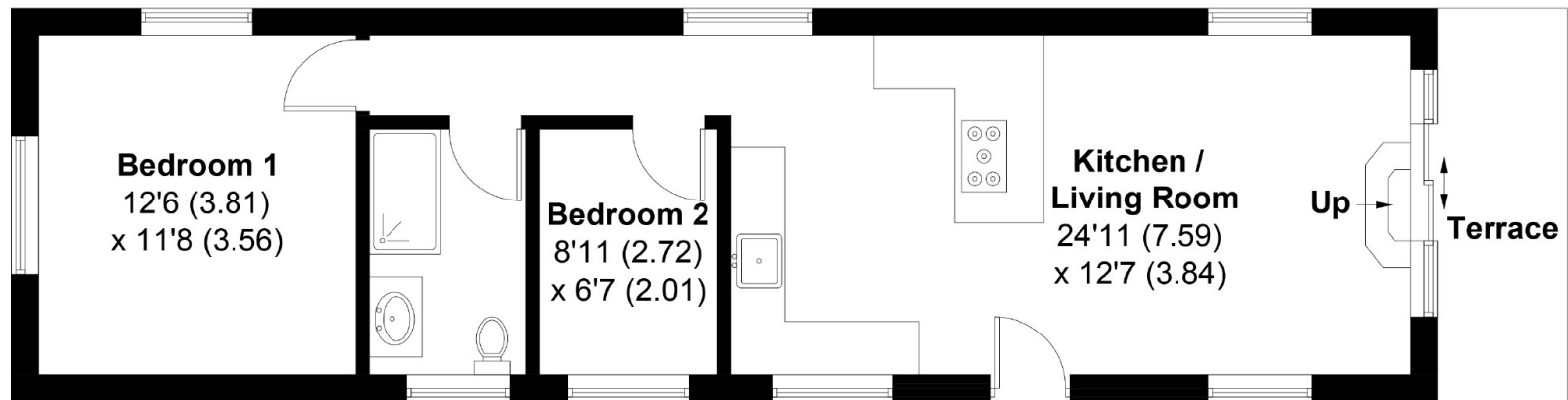
 **BUSES** 0.9 miles

 **TRAINS** 3.3 miles



Houseboat Bag End, Chichester Marina, Chichester

APPROXIMATE GROSS INTERNAL AREA = 632 SQ FT / 58.7 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. (ID417518)

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.

17 Shore Road, East Wittering, Chichester, West Sussex, PO20 8DY

01243 672217

info@baileys.uk.com

www.baileys.uk.com

