



Price Guide £210,000

Houseboat Coot Club, Chichester Marina, Birdham, Chichester, West Sussex PO20 7EJ

BAILEYS



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Houseboat Coot Club was newly constructed in 2011 offering a delightful, easily managed home or holiday home. Set in this fabulous location at the Chichester Yacht Marina, the boat is moored on the Chichester Canal, an area of outstanding natural beauty and a conservation area with beautiful walks and cycle paths. Built on a concrete/polystyrene base with an 8" galvanised frame, the boat is very well insulated and has double glazed windows and a fibre glass roof. The hull was checked only last Summer.

Internally, the boat has painted beamed ceilings, wooden floors and a wood burning stove while there are views along the canal, particularly from the balcony accessed through bi-fold doors off the living room. There is the advantage of a pretty garden area immediately adjacent.

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Entrance Hall: Built in cupboard with plumbing for automatic washing machine and hot water system.

Open Plan Sitting/Dining Room/Kitchen: Triple aspect views over the canal, toward the harbour and Marina. Wood burning stove. Bi-fold doors leading on to a private balcony.

Kitchen Comprising a range of white wall mounted and base units and drawer unit with fitted work surfaces. There is an inset stainless steel sink unit, an 'Electrolux' built in oven with 'Electrolux' hob and cooker over, 3/4 size dishwasher, integrated fridge and eye level built in microwave.

Master Bedroom: double aspect, two double wardrobes, wall

mounted radiator.

En-Suite Shower Room: Shower unit with glass door, wash hand basin, wc and electric chrome towel rail. Mirror and shaver point.

Bedroom Two:

Shower Room: Walk in double width shower unit with glass door, wash hand basin, wc and electric chrome towel rail. Mirror and shaver point.

Outside: There is a pretty garden area on the canal bank, adjacent to the mooring which includes a small patio area and also a useful storage area with garden shed. The garden area is rented on a yearly rent from Premier Marinas currently £150 per annum.

Mooring Fee: The houseboat is sold freehold whilst the mooring is rented on an annual basis from Premier Marinas Limited.

The mooring is presently £6156 per year which includes the supply and use of water and sewage disposal. Owners also have unallocated parking and the use of the marina wash rooms which offer the use of showers and coin operated laundry facilities if required. Electricity is supplied via the Marina and charged on a serviced per unit basis.

Council Tax Band: A

There is no EPC (Energy Performance Certificate) required for houseboats.

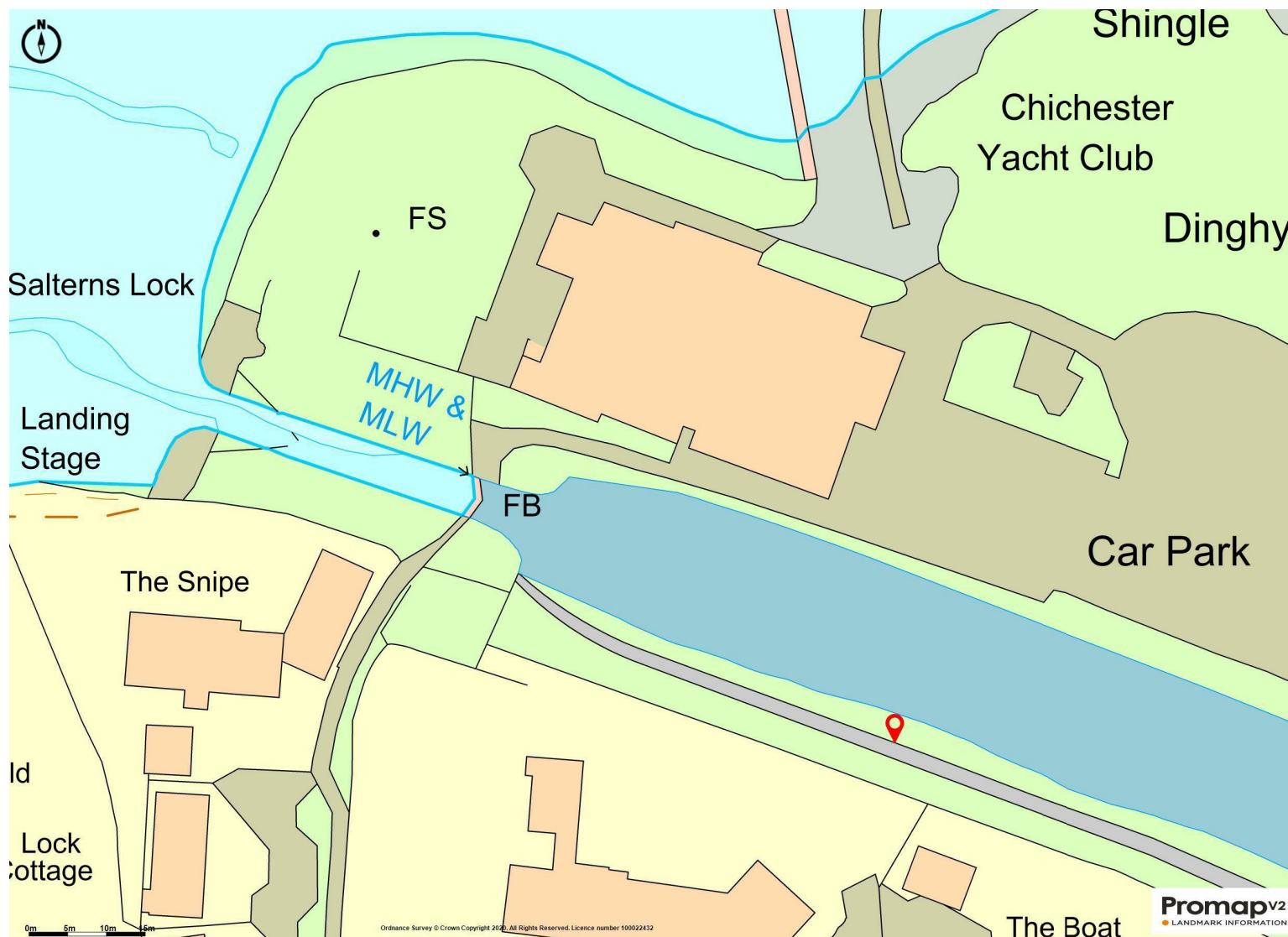
Viewing: By appointment with Baileys - please call us on 01243 672217





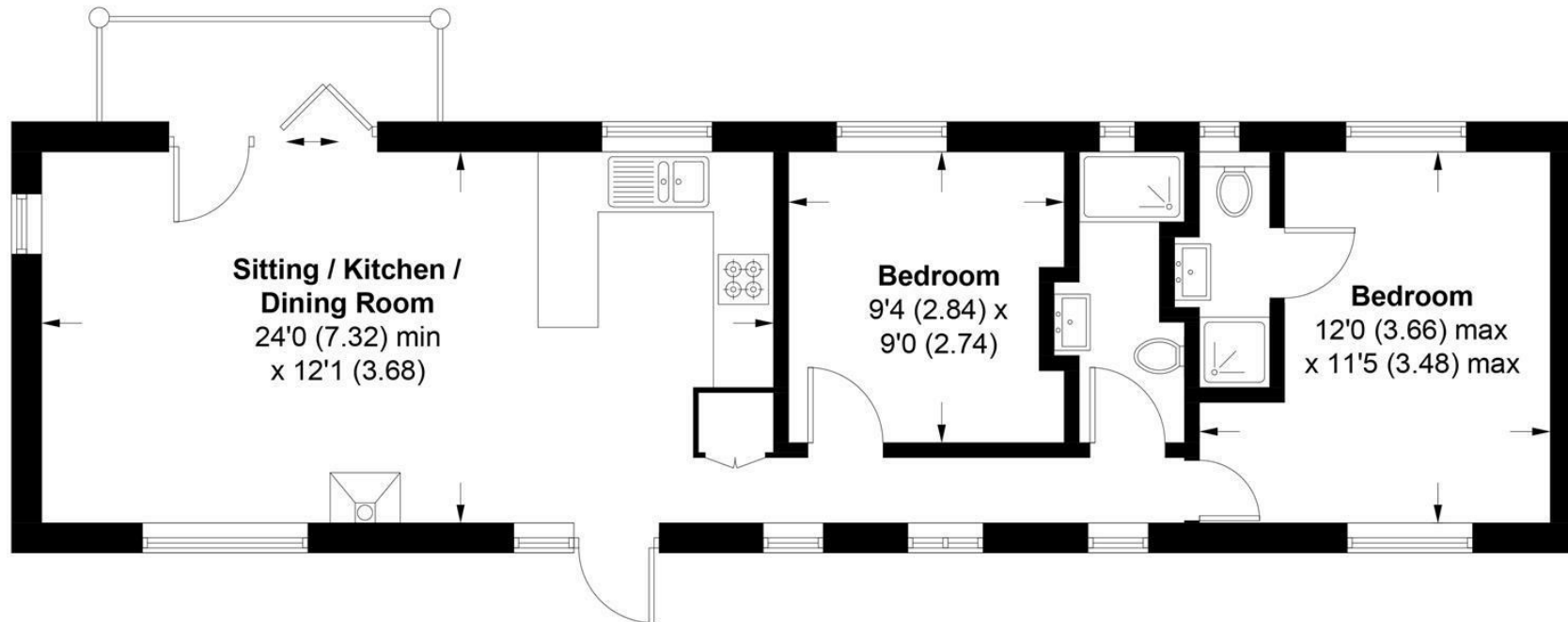






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APPROXIMATE GROSS INTERNAL AREA = 602 SQ FT / 55.9 SQ M



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. (ID748686)

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