



Price Guide £375,000

Houseboat Sea Glass, Chichester Marina, Birdham, Nr Chichester, West Sussex PO20 7EJ





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Sea Glass is a contemporary houseboat providing spacious and light waterside accommodation with an open plan living space, two bedrooms and a luxury shower room. It is situated in a beautiful location on the canal adjacent to Chichester Marina.

Virtual viewing link: <https://my.matterport.com/show/?m=PK4eZJGKyWB>

The houseboat is accessed from the canal towpath with a ramp leading to the front door and entrance hall.

The open plan Living Room/Kitchen area includes triple aspect glazing with doors opening onto an outside decked area with views over the canal. The kitchen has been designed to visually blend with the living space and comprises an L shaped area with floor and wall mounted cupboards and composite worktops. There is an inset sink with mixer tap, plus a range of fitted appliances including an eye level electric oven, gas hob and filter hood above, under counter fridge, freezer, washing machine and dishwasher providing practical, home from home comforts afloat.

The main bedroom is twin aspect with views toward the garden and canal and double wardrobe for storage.

The second bedroom has a window overlooking the canal and wardrobe for storage.

Shower room includes a contemporary suite of walk in shower and wall hung wc and washbasin. Chrome plated heated towel rack and ceramic tiled floor.

Outside there is an area of garden which is leased from Premier Marinas on a current garden licence of £200 per annum plus an additional area beyond with a peppercorn rent payable to the Church Commissioners - subject to their terms and conditions. A useful

electric socket is situated within the garden area

The houseboat was purchased from new in 2020 and will include the balance of warranties from new as follows.

- 60 year design life on structure.
- 50 year design life on pontoons - fully enclosed concrete pontoon constructed to Eurocode 2 BS EN.
- 10 years design life on cladding. (subject to reasonable maintenance)

Council Tax Band A

The houseboat is owned outright and the purchaser will be required to enter into a new yearly berthing licence agreement to moor the vessel on the canal with Premier Marinas - subject to their terms and conditions.

Berthing fee in accordance with Premier Marinas published rates - at 1st of May 2023 Chichester Canal (min length 15.2m) - £460 per metre / per 12 months (no vat) Sea Glass is 18.5m in overall length.

Electricity is via metered supply from Premier Marinas and charged on a per unit basis. Drinking water and waste water is supplied and managed via the Marina facilities.

There is parking in the car park and a coin operated laundry and shower facilities on the marina site if ever required.

Please note the canal path running alongside the houseboats is private and viewing is strictly by pre-booked and accompanied appointment only - please call Baileys on 01243 672217 to arrange.

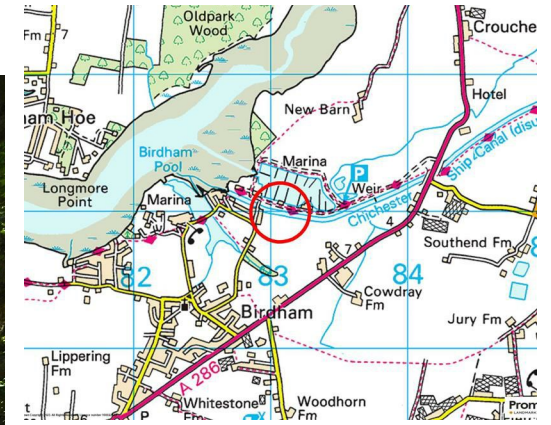
The purchase of the houseboat is for cash buyers only and we shall require proof of funding, before arranging an appointment to view.





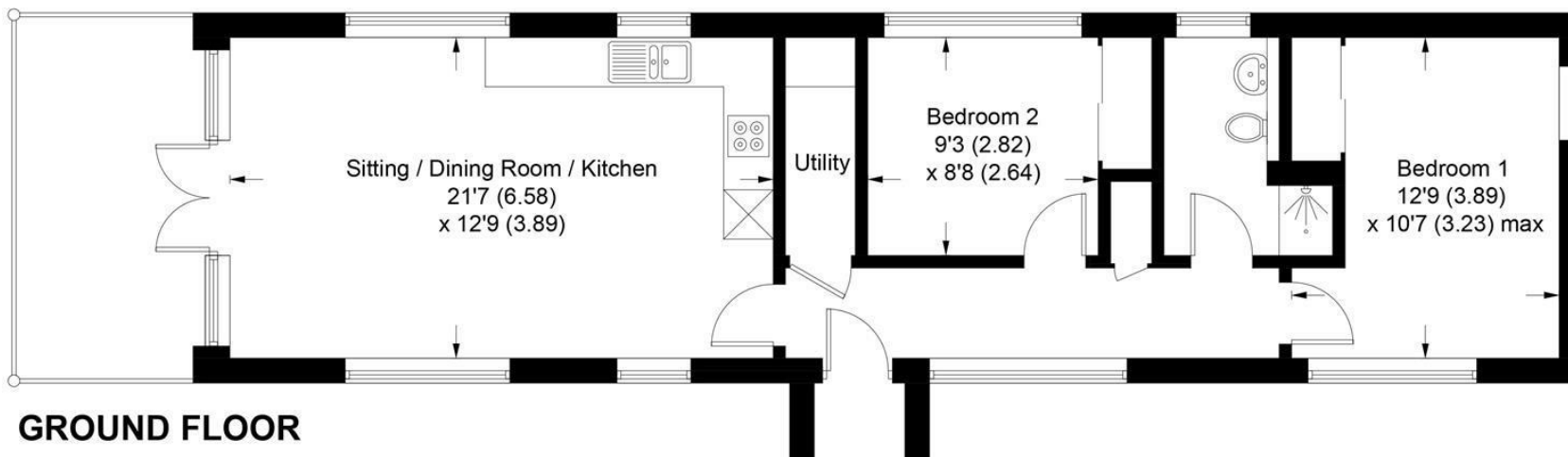






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APPROXIMATE GROSS INTERNAL AREA = 681 SQ FT / 63.3 SQ M



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. (ID980561)

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, West Sussex, PO20 8DY
01243 672217
info@baileys.uk.com
www.baileys.uk.com

