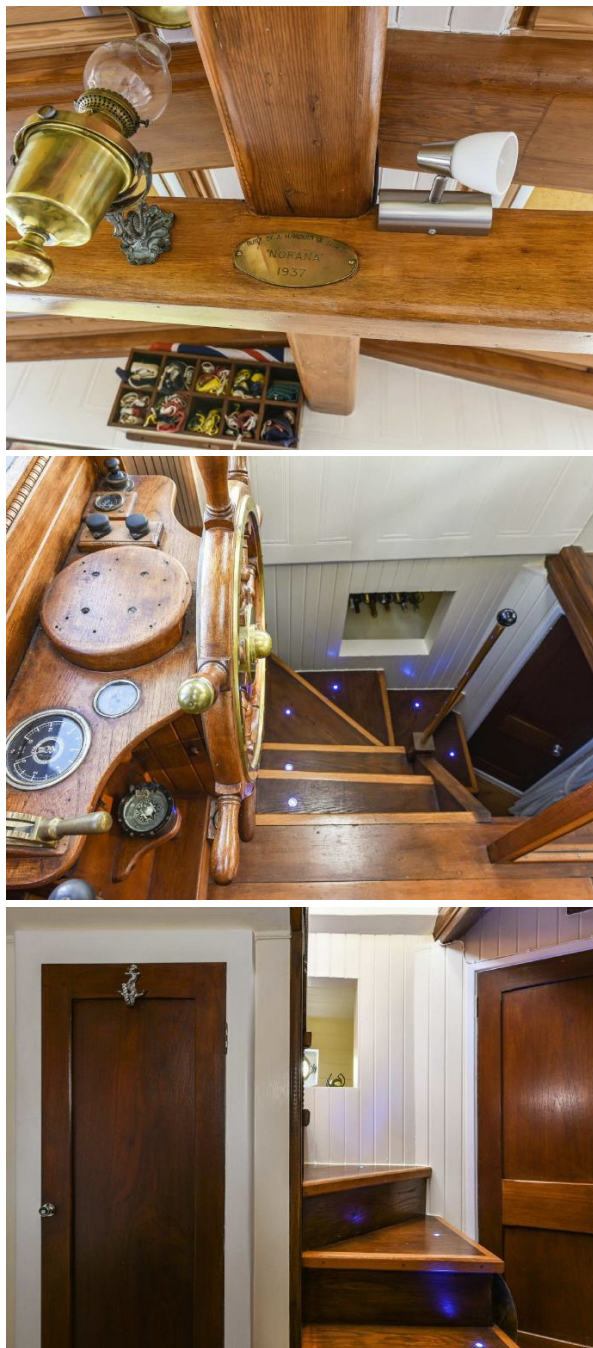




Guide Price £175,000  
Houseboat Norana, Chichester Marina, West Sussex, PO20 7EJ







## Houseboat Norana, Chichester Marina, West Sussex, PO20 7EJ



2



3



2

EPC



A

Built by renowned boat builders A.H. Moody & Son in 1937, 'Norana' is a beautifully maintained, two/three bedroom houseboat adapted from an original motor yacht and now offering a versatile living space in this area of outstanding natural beauty.

Moored on the southern bank of the Chichester canal adjacent to Chichester Marina for almost 50 years, the boat measures approximately 60' in length with a breadth of 14'9" and 46 gross tonnage. Used as a permanent home, the present owner having lived on board since 2009, the boat would also make the most perfect holiday home situated as it is in this stunning location.

'Norana' has had an interesting history, its log book showing deep water cruising trips from the Red Sea to the Baltic, around the Mediterranean and stays in Malta.

Last surveyed in 2009, the top deck, constructed of Pitch Pine planking, has retained many of the original features and comprises a pretty wheel house which provides ample space for dining and relaxation with far reaching views across the Marina.

Part of the rear deck has been successfully enclosed to provide a third bedroom with utility facilities that can be used as a self-contained guest suite with direct access to the lower deck if required.

Below deck there is a well thought out interior with ample head height that maximises every inch of accommodation, a 17'7" long sitting room, two further bedrooms, one with an en suite cloakroom, a refurbished kitchen with modern appliances and a full bathroom.

There is gas central heating via a Combi boiler and additional insulation to the hull.

Sitting Room:

Dining/Reception:

Kitchen:

Bedroom One:

Bedroom Two:

Bedroom Three:

Bathroom:

Outside:

Garden: Also available at £150 per annum is the right to use the canal bank as a private garden.

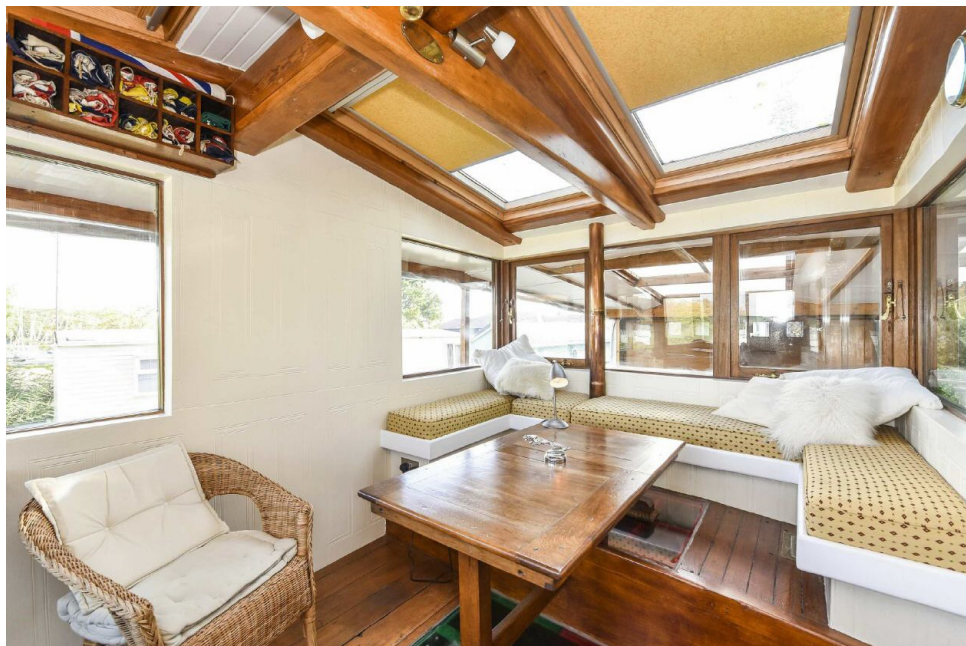
Maintenance: 'Norana' was last lifted in 2010 and there is a full condition and maintenance history available for inspection.

Charges: 'Norana' is moored on a 12 month Berthing Agreement starting 1st June 2020. The sum payable to Premier Marinas, Chichester is £7265.10. The fee includes parking for a vehicle and connection to mains electricity, water and sewage.

Owners also have access to the club's shower block and laundry facilities.

An Energy performance Certificate (EPC) is not required for houseboats.





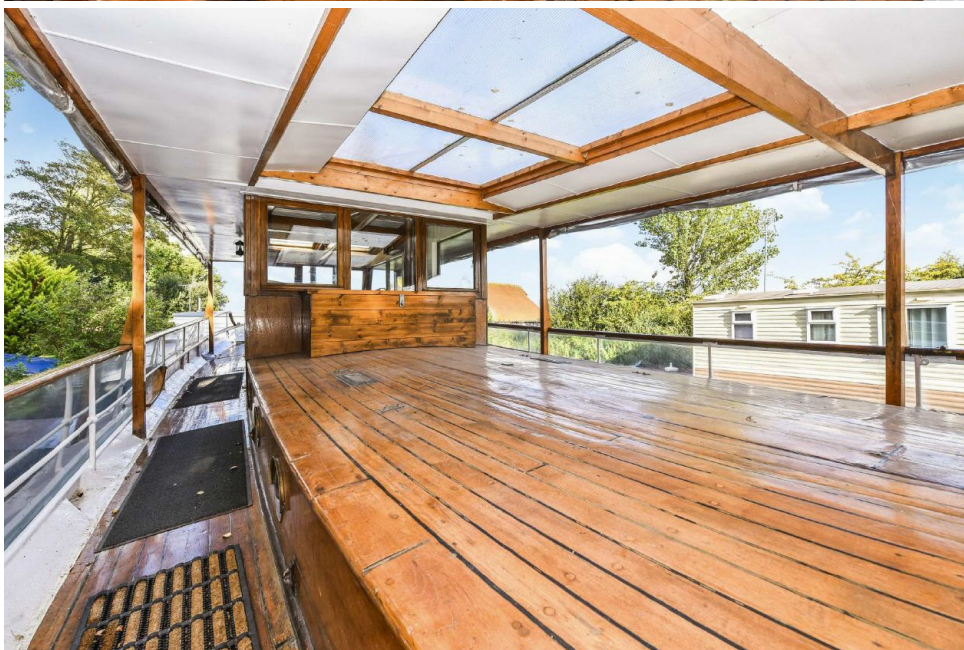




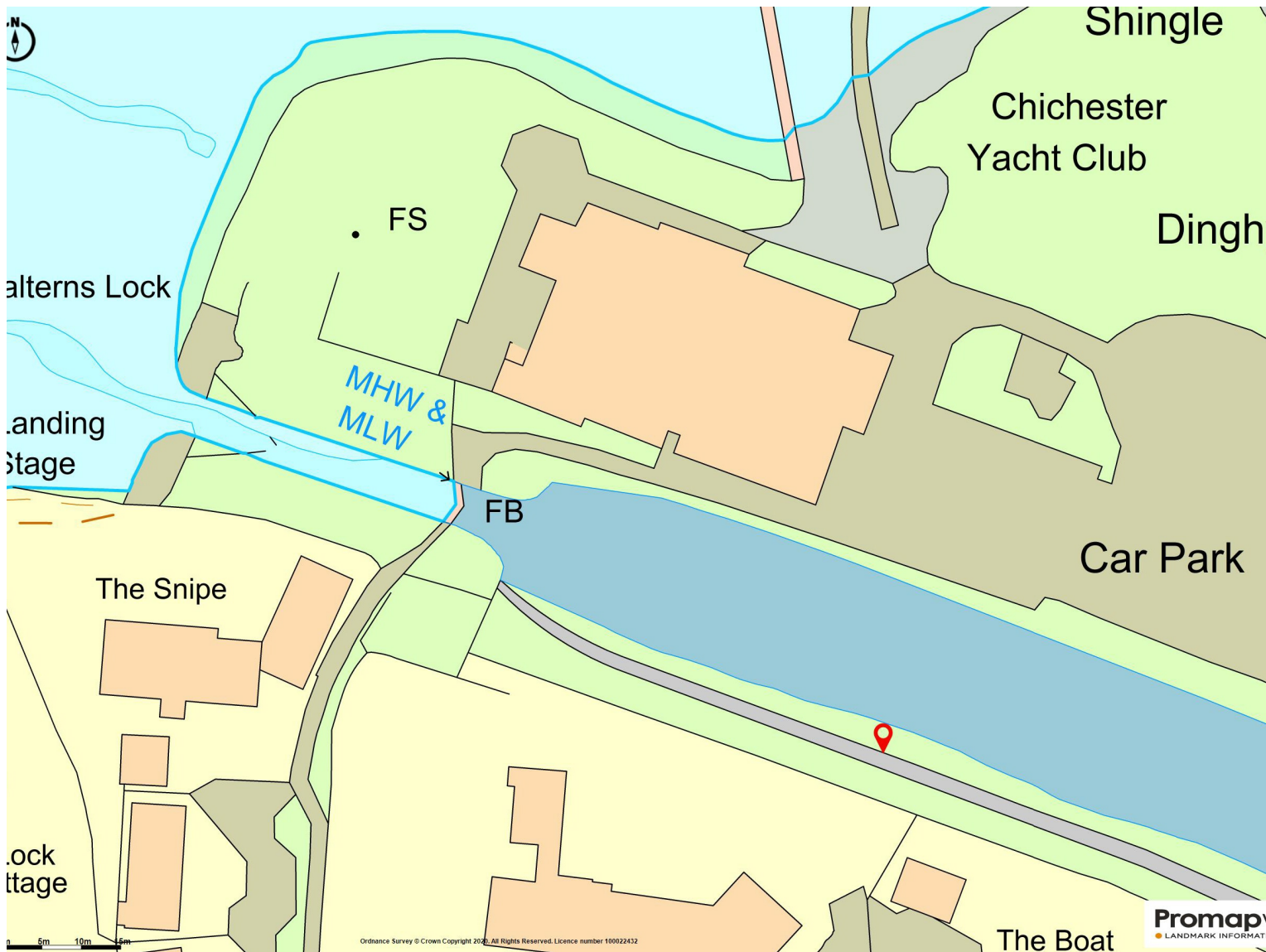












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## NEAREST

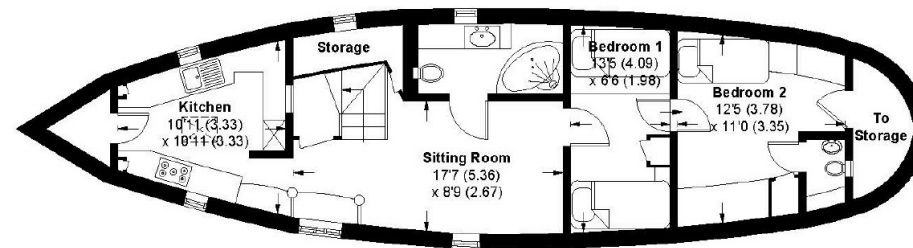
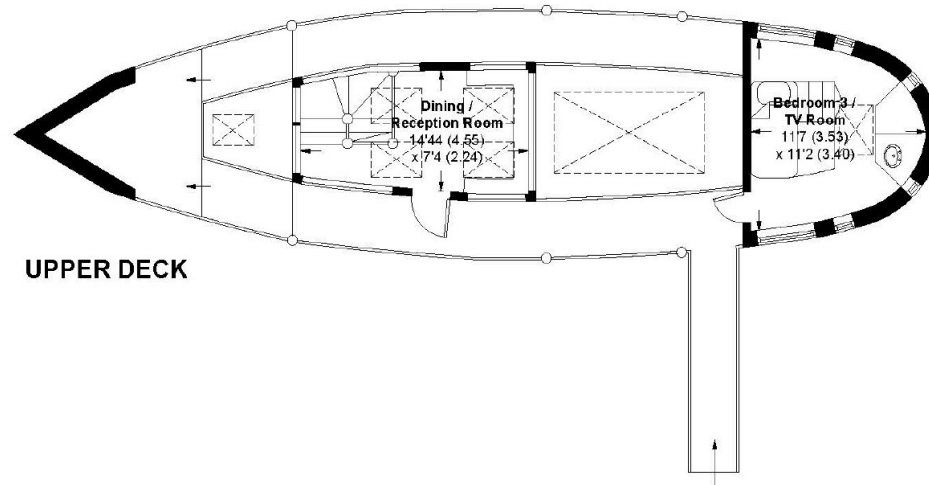
- SHOPS** 0.2 miles
- SCHOOL** 2.6 miles
- BEACH** 5.7 miles
- BUSES** 0.6 miles
- TRAINS** 3.2 miles





## Chichester Marina, Chichester, PO20

APPROXIMATE GROSS INTERNAL AREA = 808 SQ FT / 75.1 SQ M  
SHELTERED AREA = 312 SQ FT / 29.0 SQ M  
TOTAL = 1120 SQ FT / 114.1 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. (ID244344)

Produced for Baileys Estate Agents

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