



Price Guide £205,000

Willowbank Chichester Marina, Birdham, Nr Chichester, West Sussex PO20 7EJ







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Houseboat Willowbank was newly constructed in 2003 and provides a wonderful waterside home, situated in an idyllic position at Chichester Marina occupying a lovely berth on the Chichester Canal in an area of Outstanding Natural Beauty.

The houseboat includes upvc double glazing, electric heating with radiators and a wood burning stove and is well maintained and ready for year round occupation or as a second home. A beautiful garden area abuts including useful storage sheds and a garden studio with raised decking area for alfresco dining. The houseboat is moored on the south bank of the Chichester Canal and is accessed by foot only, along the adjacent private canal path.

Virtual viewing link: <https://my.matterport.com/show/?m=Tho29LZCfwL>

**ENTRANCE HALL:** Wood effect flooring, radiator, meter/storage cupboard also containing 'Electroheat Plc' boiler supplying the central heating and domestic hot water. Downlighters.

**SITTING AREA:** (S and N) Dual aspect. 'Morse' wood burning stove and wood effect flooring. Telephone and television points, double glazed door to garden. Two radiators.

**KITCHEN/DINING AREA:** (S and N) With an extensive range of white Shaker style base and wall cupboard units including inset 1½ Bowl stainless steel sink. Built-in double oven with four ring ceramic hob and extractor above, integrated fridge/freezer, plumbing for automatic washing machine, wood effect flooring, radiator. Part tiled walls.

**BEDROOM ONE:** (S) fitted triple wardrobe with mirrored sliding doors, radiator.

**BEDROOM TWO:** (N) radiator, wood effect flooring.

**BATHROOM:** Tiling to walls with panelled bath and shower unit over, shower rail, pedestal hand basin, low level WC, medicine cupboard with mirrored doors, wood effect flooring, radiator.

**OUTSIDE:** There is a beautifully maintained garden backing onto fields part of which is rented on a peppercorn rent from the Church Commissioners. The remainder is rented from Premier Marinas on an annual rent currently £150. Mainly lawned with a pretty ornamental pond, decked area and pergola. Situated within the garden area are some useful garden sheds including a Summer House/Studio.

**MOORING FEE:** The houseboat is sold freehold whilst the mooring berth is rented on an annual basis from the owners of the Marina - Premier Marinas Limited and is subject to their terms and conditions. The annual mooring fee for the year starting 1st July 2021 was £6338.4. This is calculated at £417 per meter. The mooring fee includes supply and use of water and grey water/sewage disposal. Owners also have un-allocated parking on the marina site and use of the marina wash room/showers and coin operated laundry facilities. Electricity is supplied via the Marina and charged on a serviced per unit basis.

**NOTE:** Purchasers will need to demonstrate cash funding for their purchase before a viewing is arranged - e.g. proof of funds will be required.

The houseboat may be used as an all year round dwelling or personal holiday home. Commercial holiday rental is not permitted.

The central heating installation is a hot water system to radiators, with three hatches, (hall, sitting area and bedroom 2) accessing the underfloor with lighting and 'Sanisplit 3' and dehumidifier.

The hull was checked in 2020 and passed inspection.

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

**VIEWING:** By appointment with this office, please.









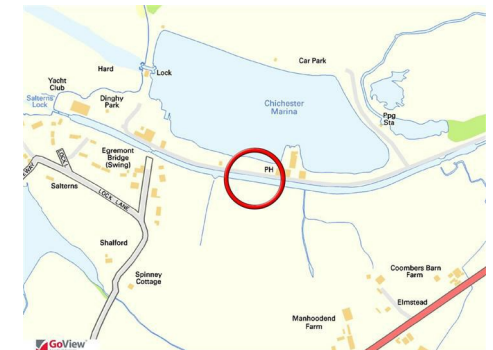








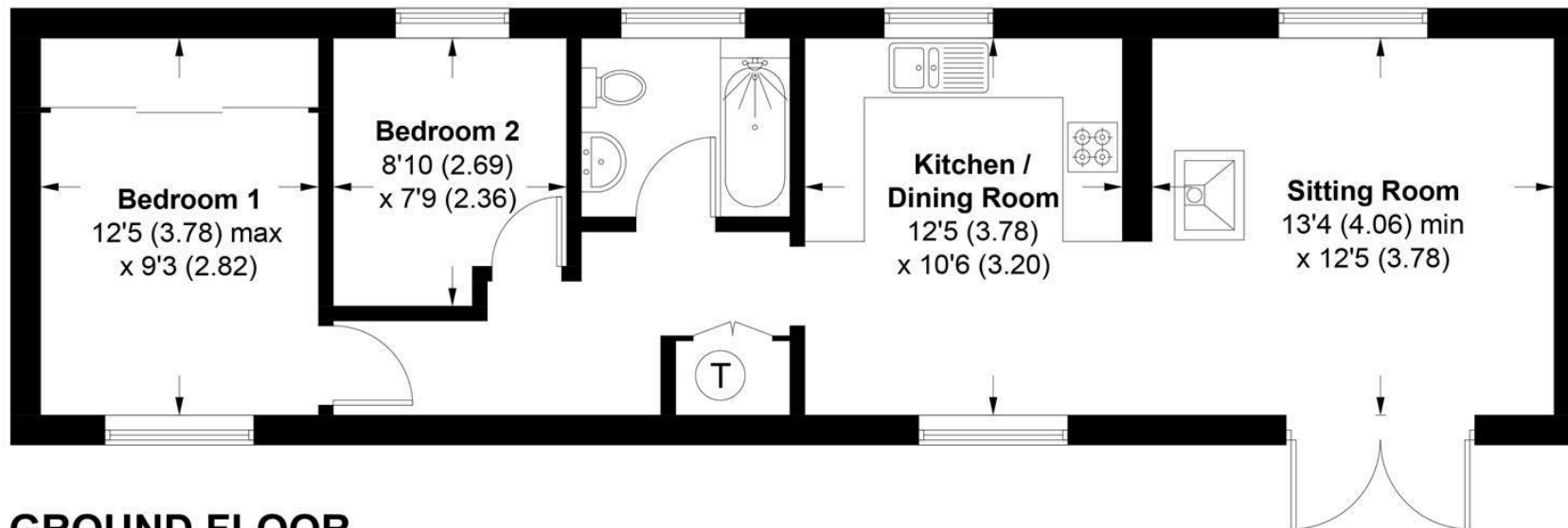






# Houseboat Willowbank, Chichester Marina, PO20 7EJ

APPROXIMATE GROSS INTERNAL AREA = 626 SQ FT / 58.2 SQ M



## GROUND FLOOR

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. (ID840378)

**Produced for Baileys Estate Agents**

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