



Price Guide £235,000

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





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EPC



A

Built in November 2017 and launched in 2018, Houseboat Bag End is situated conveniently for both nearby parking, Marina facilities and Chichester Harbour - an area of outstanding natural beauty.

Kitchen/Diner/Lounge

Comprising a range of bespoke handmade floor and wall mounted kitchen units, with solid wood worktops, part tiled walls and inset butler sink with mixer tap. Range cooker and space for fridge freezer and washing machine. Other features of note include wood flooring and sliding doors opening onto a decked veranda area, which overlooks the Chichester Canal with a westerly aspect and views toward the Lockgate.

Bedroom 1

A twin aspect room.

Bedroom 2/ Study

Ideal space for a single bed or bunk beds.

Shower Room

Comprising a walk in double shower, plus wc and wash basin.

Outside

External raised decking areas providing private outside seating and entertainment areas plus storage shed/storage.

Council Tax Band A.

NOTE: 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.

The 12 month berthing fee agreement is charged currently at £8,367 - 18/08/2023.

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 and is covered within the the annual berthing fee.

There is unallocated parking in the marina areas and access to laundry and shower facilities on the marina site, if required.

Please note the canal path areas running alongside the houseboats are private areas 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 a cash purchase only and we shall require proof of funding, before arranging any appointments to view.





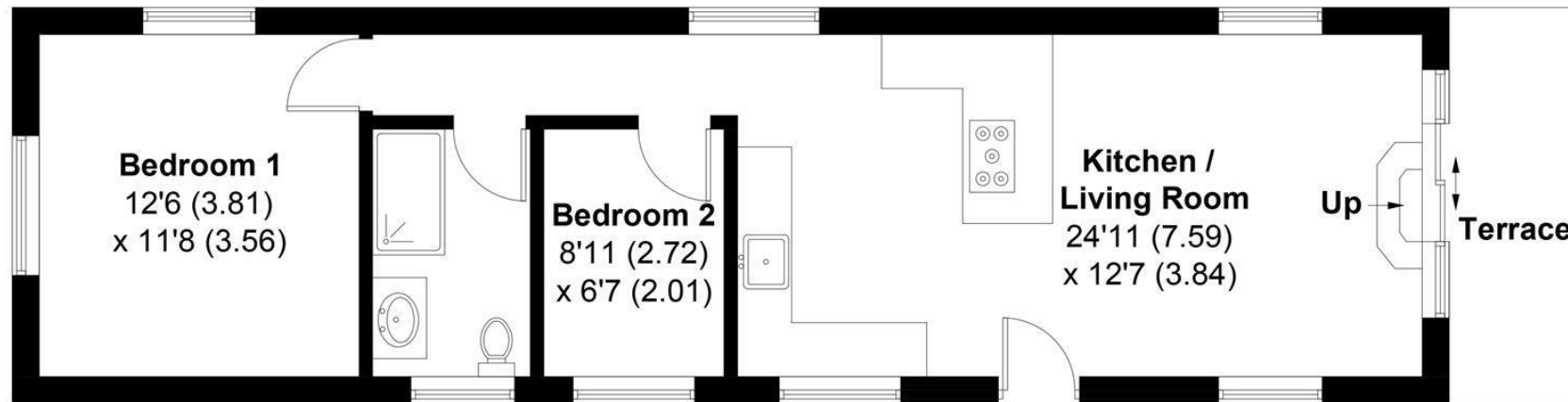






Houseboat Bag End, Chichester Marina, Chichester

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.

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