



Price Guide £375,000

Little Stint Chichester Marina, Birdham, Chichester, Sussex PO20 7EJ







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Situated on the Chichester Canal adjacent to Premier Marina's Chichester Marina in an area of Outstanding Natural Beauty, Little Stint enjoys a lovely peaceful position overlooking adjacent fields and countryside, within a short walk of Chichester Harbour - a fabulous destination location, popular for boating, harbour and countryside walks, recreation and dining out.

The newly constructed houseboat is built to highest standards, using quality materials, blending traditional techniques with the latest technology, and is thoughtfully designed to maximise space, style, natural light and comfort aboard.

Little Stint can be used as your permanent home or weekend retreat, with designer finish low maintenance lines, an open-plan kitchen/dining/living area, two bedrooms and a luxury bathroom with walk in shower. Energy efficiency includes a high degree of insulation to floors, roof and walls with double glazed windows, plus LED lighting, electric radiators and MHVR (Mechanical Ventilation with Heat Recovery) providing fresh filtered air, whilst retaining most of the energy that has already been used in heating the building.

An outside decked balcony area provides an alfresco style sitting area with views along the canal and the adjacent easily maintained landscaped garden is for the berth holders use - subject to a peppercorn yearly rental agreement.

Little Stint really does provide a unique on water dwelling experience, perfect for weekends away, extended holidays or as a permanent waterside home.

#### Entrance Hall

With built in cupboard

#### Utility/Storage Cupboard

Housing the MHVR unit and washing machine.

#### Kitchen/Lounge/Diner

A triple aspect room. The kitchen area includes a range of integrated appliances and fitted cupboards with contrast worktops and inset sink. Doors opening onto the westerly aspect, decked balcony area.

#### Bedroom 1

Built in cupboard

#### Bedroom 2

Built in cupboard

#### Bathroom

A luxury bathroom with walk in double shower, wash basin and wc.

#### Balcony

With composite decking and views over the Chichester Canal.

#### Outside, General & Tenure

Little Stint will be sold outright to the new owner and has an overall length 17.5m x 4.3m beam/width.

Tenure for the mooring is on a 10 year initial lease basis and rented on an annually reviewed basis from Premier Marinas Limited - we understand the current annual berth charges at 2021 are £7,087.50p

The berthing agreement is subject to Premier Marinas Terms & Regulations and includes the supply of drinking water and grey water disposal, parking, and coin operated laundry facilities on the marina site within the annual berthing charge. In addition, electricity is supplied via the Marina and charged on a metered unit basis.

Council Tax Band A:

The landscaped garden area adjacent is rented from Premier Marinas Ltd on a yearly licence basis at a peppercorn rental.

Houseboats are EPC - energy performance certificate, exempt. The houseboat is constructed to Eurocode 2 BS EN 1992 and the flotation system is a fully enclosed concrete pontoon requiring minimum maintenance.

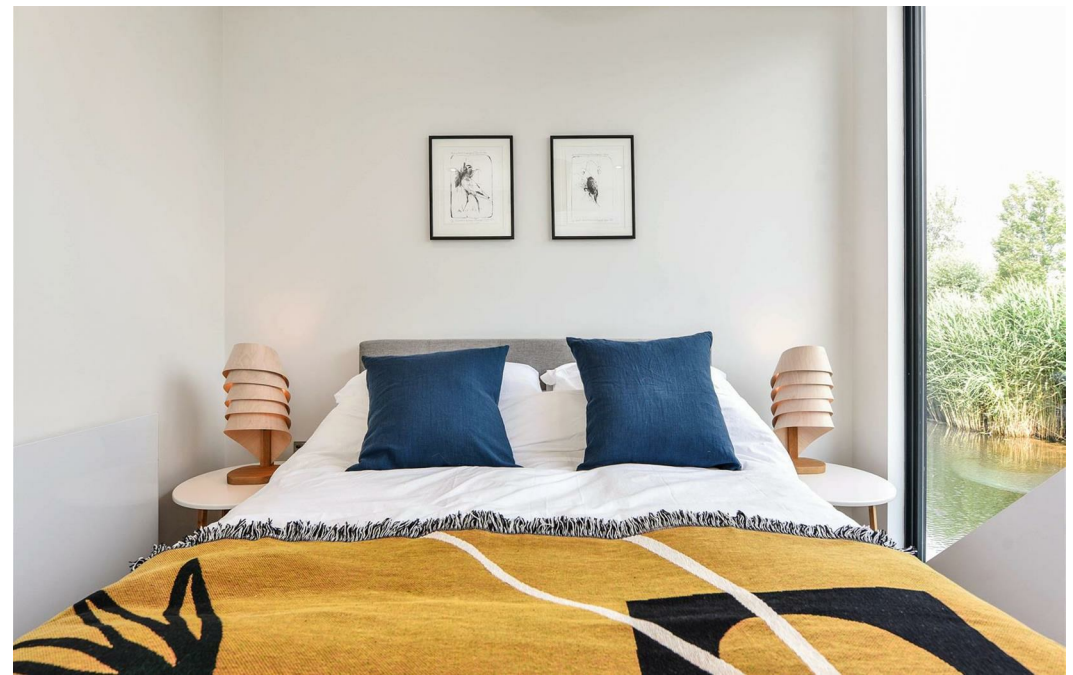
#### Viewing

By appointment with Baileys









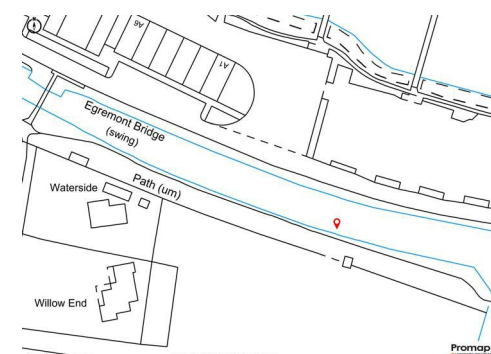
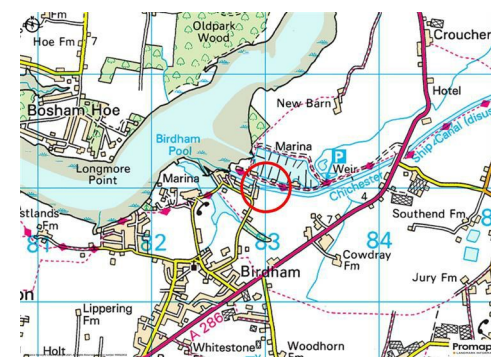








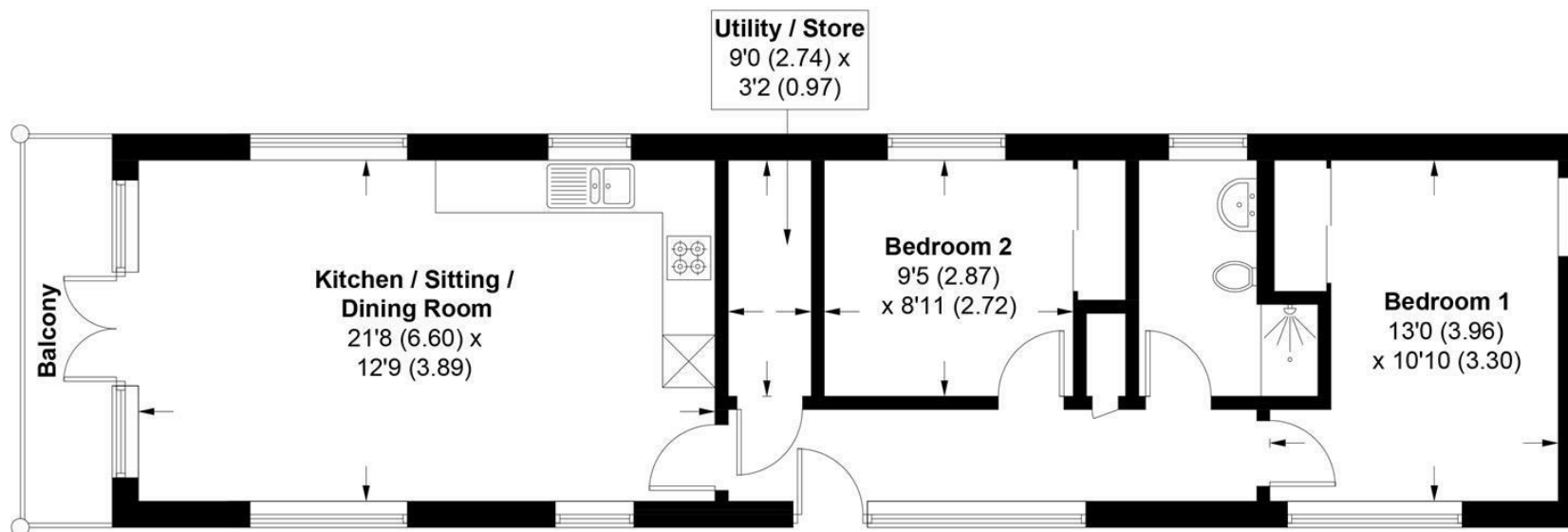






# Little Stint, Chichester Marina , PO20 7EJ

APPROXIMATE GROSS INTERNAL AREA = 686 SQ FT / 63.7 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. (ID739158)

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17 Shore Road, Chichester, PO20 8DY  
01243 672217  
info@baileys.uk.com  
www.baileys.uk.com

