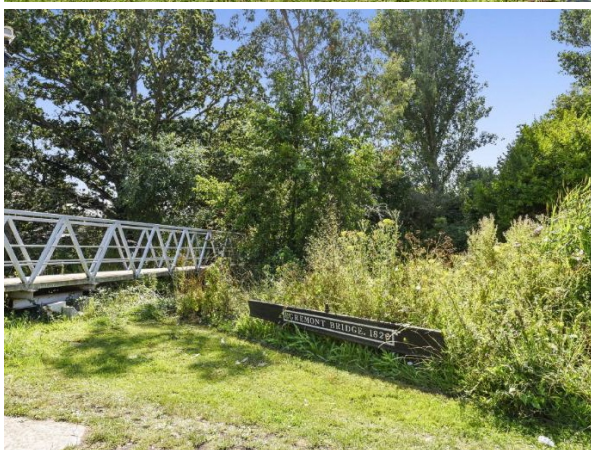




Guide Price £245,000

Houseboat Babooshka Purusha, Chichester Marina, West Sussex, PO20 7EJ





Houseboat Babooshka Purusha, Chichester Marina, West Sussex, PO20 7EJ



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EPC



A

Built just three years ago a beautifully presented Houseboat occupying an enviable position on the south bank of the Chichester canal and offering a contemporary lifestyle afloat.

The property which is 16.5m long is tastefully detailed and finished to a high standard with vaulted ceilings, an open plan kitchen/lounge/diner with wood burner, two bedrooms and a spacious modern shower room.

The Houseboat is approached from the marina over the Egremont foot bridge, bearing left along the private pathway - please see viewing notes.

Living/Dining/Kitchen

A triple aspect open plan living/dining/kitchen room with double doors opening into the room. Fitted woodburner. Range of bespoke built in kitchen cupboards with wood worktops and inset sink. Kitchen range oven, space for an upright fridge/freezer.

Bedroom 1

Triple aspect room with mezzanine storage.

Bedroom 2

With mezzanine storage.

Shower/Cloakroom

With spacious shower, wc and wash basin.

Tenure

The houseboat is sold freehold whilst the mooring is rented on an annual basis from Premier Marinas Limited. The annual berthing fee commencing May 2019 is £6,352.50p with an early payment discount. The berthing agreement includes the supply and use of water, sewage disposal, parking and coin operated laundry facilities on the marina site. Electricity is supplied via the Marina and charged on a serviced per unit basis.

Council Tax is Band A

Garden area

The current owner has use of the canal bank garden area adjacent to the mooring. The garden area is rented on a yearly peppercorn rent basis from Premier Marinas - currently £175.00p per annum.

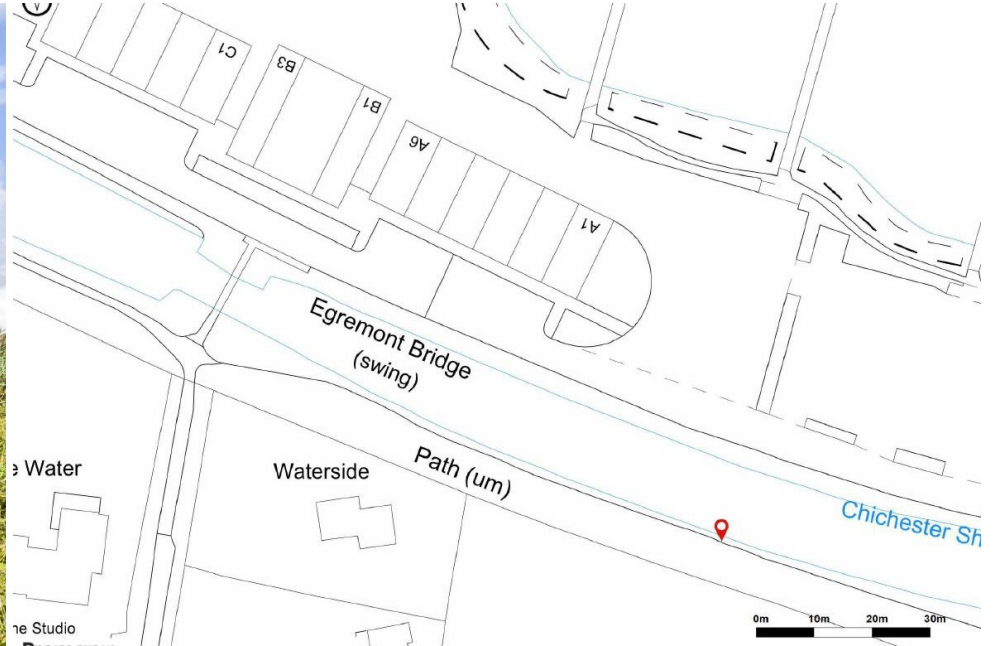
Viewing

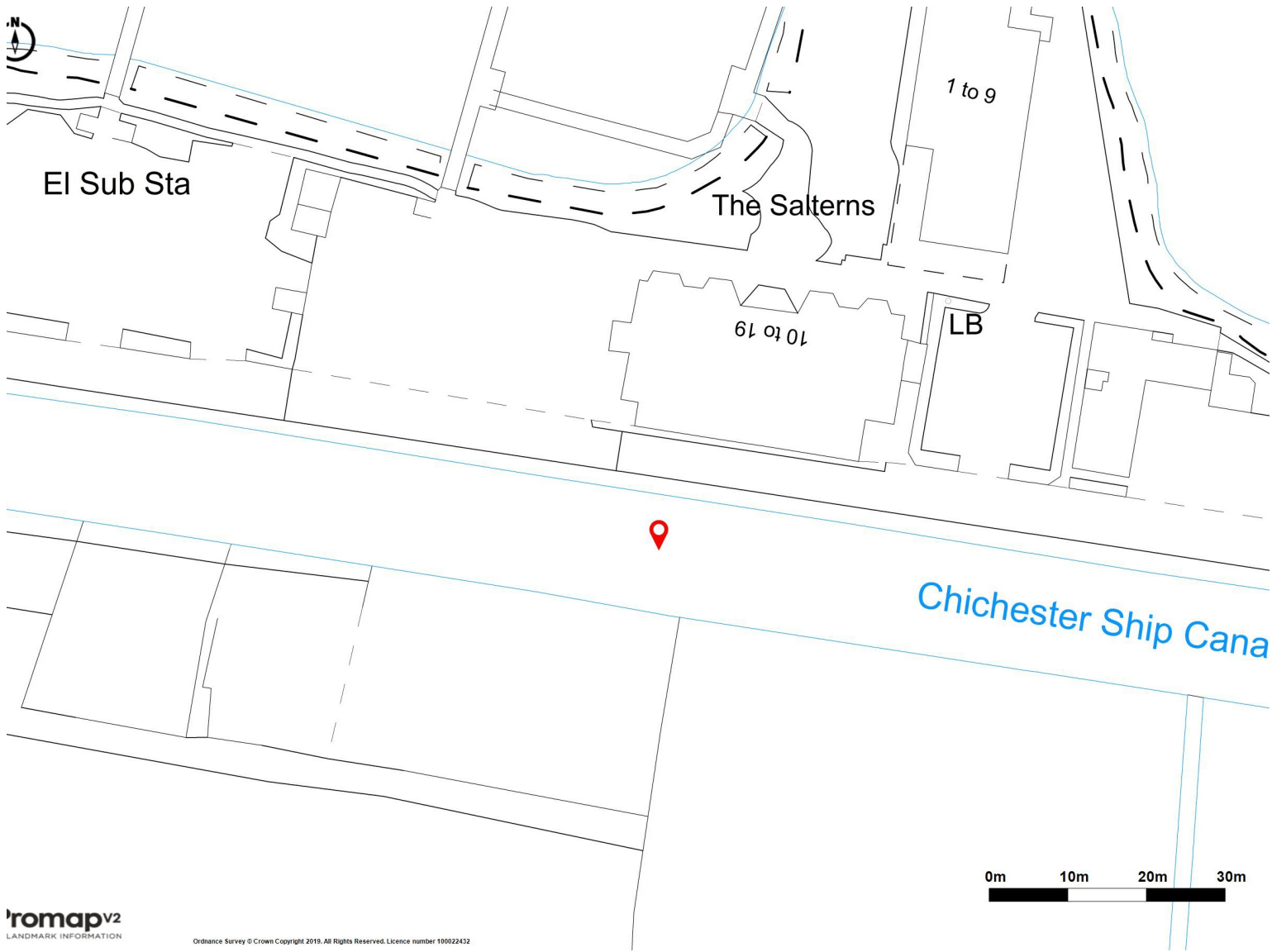
Strictly by appointment only - all viewings must be accompanied. Prior to viewing we will require proof of funds to purchase.











romapv2
LANDMARK INFORMATION

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NEAREST

- 🛍️

SHOPS 0.2 miles
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SCHOOL 2.6 miles
- 🏖️

BEACH 5.7 miles
- 🚌

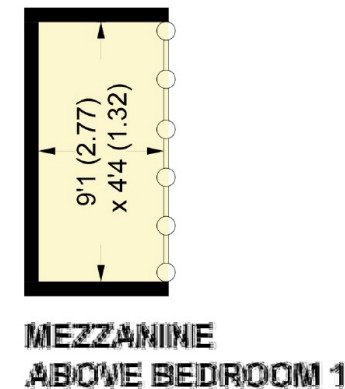
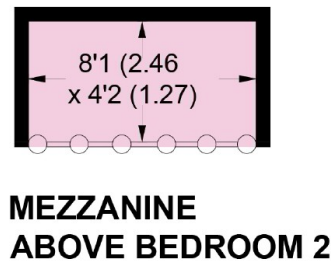
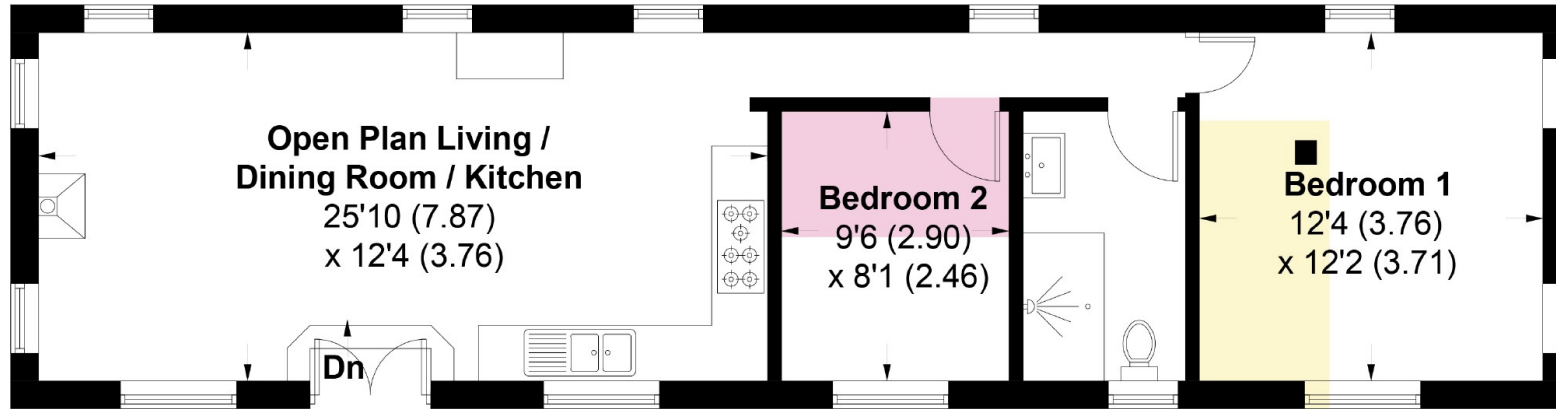
BUSES 0.6 miles
- 🚆

TRAINS 3.2 miles



Houseboat, Babooshka Purusha, Chichester Marina, Birdham, PO20

APPROXIMATE GROSS INTERNAL AREA = 655 SQ FT / 60.9 SQ M
 MEZZANINE = 75 SQ FT / 7 SQ M
 TOTAL = 730 SQ FT / 67.9 SQ M



This plan is for your guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst we have endeavoured to ensure the accuracy of this plan, please check all dimensions, shapes and compass bearings before making any decisions about the property. (DL6573199)

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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