



£165,000

Houseboat Islanda Chichester Marina, Birdham, Sussex PO20 7EJ







01243 672217



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A two storey Houseboat occupying an enviable position on the south bank of the Chichester Canal, with views from the first floor over Chichester Harbour.

Please find a link below to our 3D walk around tour.

<https://my.matterport.com/show/?m=XSjb6RH7jRg>

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

The Houseboat is approached from the Marina over the Egremont foot bridge, bearing right along the private pathway - please observe the viewing notes below.

#### Entrance Hall

Built in cupboards including cupboard housing an LPG gas fired boiler for hot water and heating.

#### Lounge/Diner/Kitchen

An open plan room with log burner and doors opening onto an outside deck area.

#### Bedroom 1

#### Bedroom 2

#### Bathroom

Comprising a bath, wash basin and wc.

Inner hallway area with stairs to first floor

First Floor - With second Lounge/Bedroom 3

Patio doors opening onto the upper decked area with views over Chichester Harbour.

#### Tenure

The Houseboat is sold outright to the new owner, whilst the mooring is rented on an annual basis from Premier Marinas Limited.

at October 2020 current berthing rate for all canal based houseboats is £405 per metre/per 12 months. Please note that Islanda is two storey and she is charged at 1.25 times this rate.

Islanda is approximately 17m overall length and the current annual rental at October 2020 is £8,606.25 - or monthly £767.34 per month with a double payment at the start.

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 served unit basis.

Council Tax Band A:

#### Garden area

The garden area is also rented from Premier Marinas Ltd on a yearly licence at a peppercorn rent and includes a timber built garden store.

#### Viewing

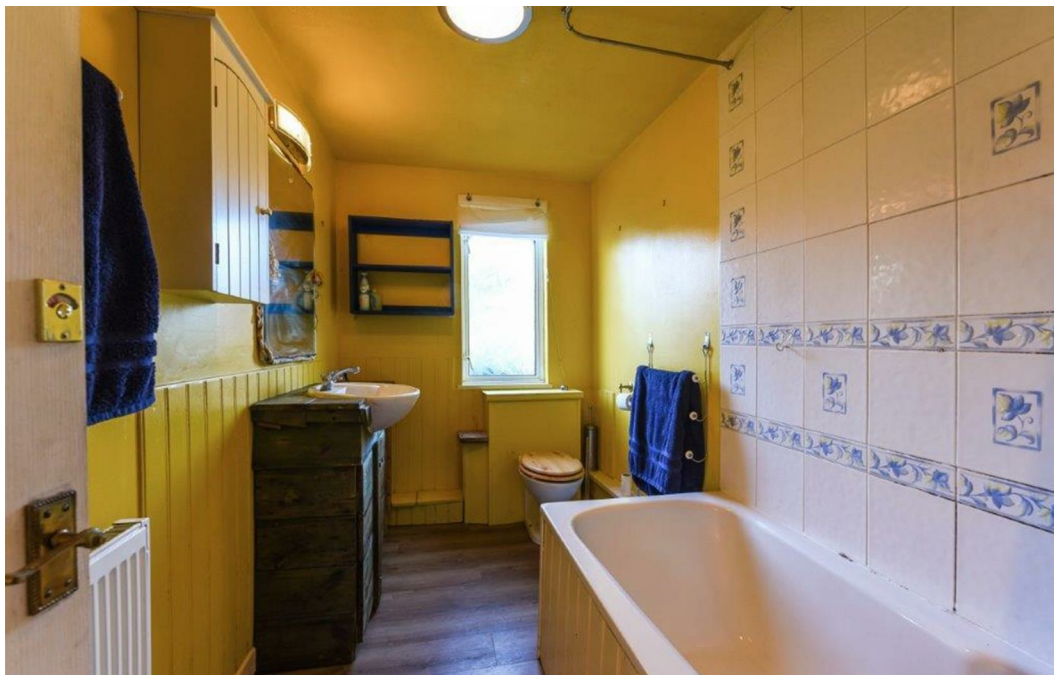
Strictly by appointment only - all viewings must be accompanied as the gated pathway adjacent to the houseboats is private. Prior to arranging a viewing, we will require proof of funds to purchase.

[www.baileys.uk.com](http://www.baileys.uk.com)















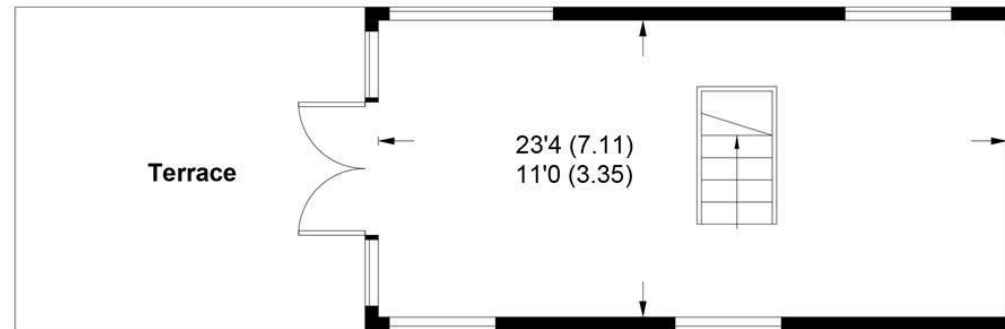






# Houseboat Islander, Chichester Marina, PO20 7EJ

APPROXIMATE GROSS INTERNAL AREA = 956 SQ FT / 88.8 SQ M



**FIRST FLOOR**



**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. (ID706241)

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