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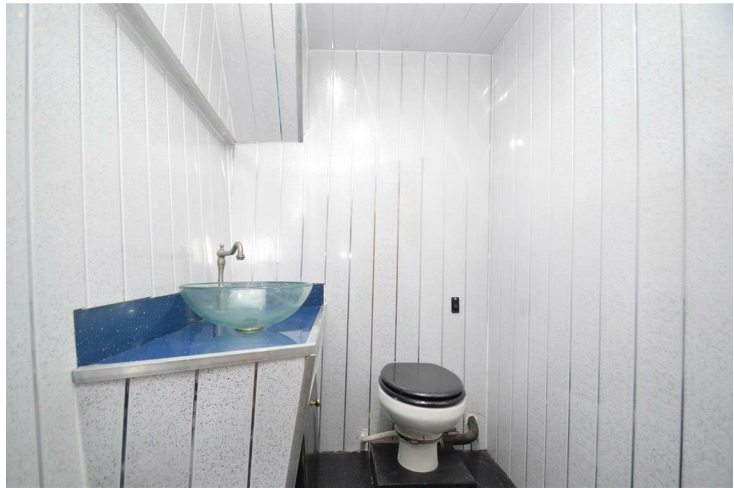
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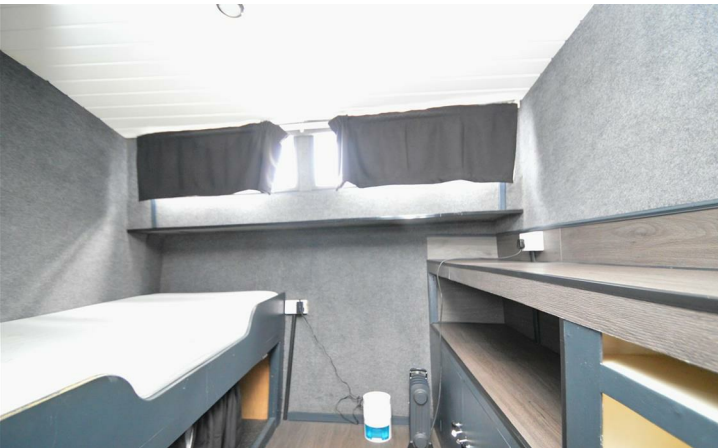
**£45,000**

Athenic Island Harbour, Newport, Isle of Wight, PO30 2EG









Time for something a little different !

Nestled in the picturesque Island Harbour, Newport, this remarkable 56-foot steel seagoing houseboat offers a unique living experience that combines the charm of waterfront living with modern comforts. With four well-appointed cabins and two bathrooms, this vessel provides ample space for families or those seeking a tranquil retreat.

As you step inside, you will be greeted by a welcoming reception/ helm that serves as the heart of the home, perfect for entertaining guests or enjoying quiet evenings. The houseboat boasts five sleeping berths across four cabins, ensuring that there is plenty of room for family and friends to stay over.

One of the standout features of this property is its stunning river views, which can be enjoyed from various vantage points throughout the boat. Imagine waking up to the gentle sounds of the water and the sight of the sun rising over the river, creating a serene atmosphere that is hard to replicate.



The engine room is vast for a boat of this size and houses a pair of well cared for Ford Mermaids which drive her along nicely. A bow thruster is a new addition to help with manoeuvrability in a tight Marina.

Located in a sought-after area, this houseboat not only offers a unique lifestyle but also the convenience of being close to local amenities and attractions. Whether you are looking for a permanent residence or a weekend getaway, this property presents an exceptional opportunity to embrace a distinctive way of life on the water.

In summary, this steel houseboat in Island Harbour is a rare find, combining spacious living with breathtaking views in a desirable location. It is an ideal choice for those who appreciate the beauty of nature and the tranquillity of life by the water.



**Aft Deck**

**Side Decks**

**Foredeck**

**Reception / Helm**

**Aft Cabin**

**En-Suite**

**Engine Room**

**Galley**

**Midship Cabin**

**Forward Cabin**

**Forward Cabin 2**

**Shower Room**

**Additional Information**

Length · 17.50m

Year Built · 1980

Construction · Steel

Underwater profile · Semi-Displacement

Sleeping berths · 5

Engine · 2 x diesel 175hp, Ford Mermaid 6 cylinder turbo (1980)

Lying · Islan Harbour, Newport, Isle of Wight

Length 17.50m

Beam 4.70m

Draft Max 1.30m

Airdraft 3.35m


Headroom 1.95m

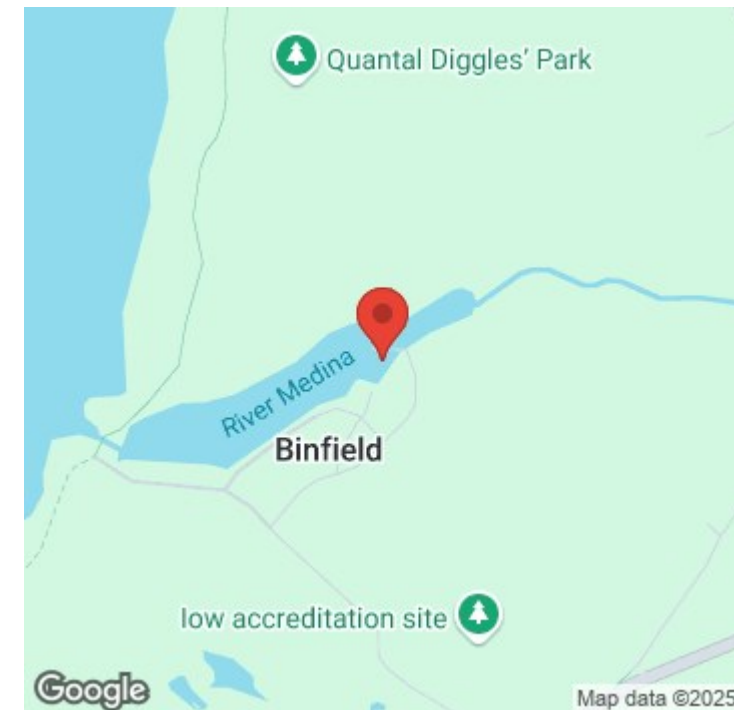
For any additional information please contact the Wright Estate Agency



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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