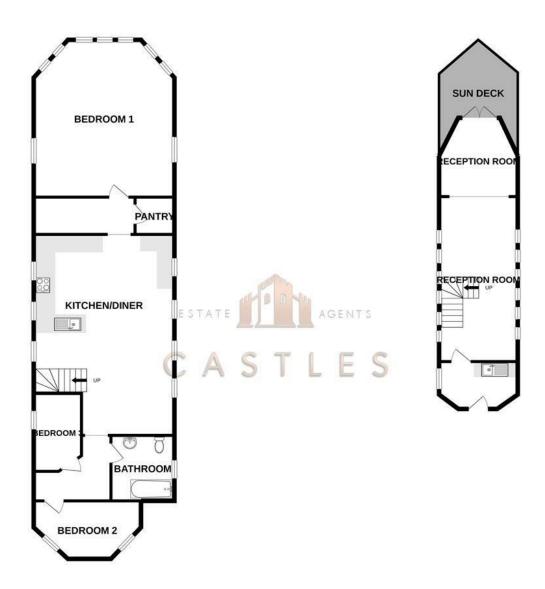
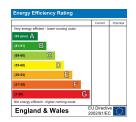
### Floor Plan

BASEMENT 1149 sq.ft. (106.7 sq.m.) approx.



TOTAL FLOOR AREA: 1515 sq.ft. (140.7 sq.m.) approx

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





# DIRECTORS

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# KEG C/o Wicor Marine Yacht Haven Cranleigh Road Fareham, PO16 9DR

Castles are pleased to welcome to the market this unique opportunity to buy a wonderful house boat called KEG which is currently moored at Wicormarine, Portchester. Open day is booked for Saturday 5th June - please call to book your allocated appointment

Its a Colecraft 70 Houseboat which operates as an all year round residential floating home. The 72' steel static houseboat was converted from a 1946 ammunition barge. There currently is no engine or steering system

Draft 1.2m

Beam 5.8m

Total weight of just under 100 tonnes

Annual Mooring fees of around £7000 but the mooring does not automatically transfer with the sale of the vessel, but is at the discretion of the Wicormarine and will have to be applied for directly with the marina upon

Recently there has been an out of water survey and works to hull carried out in September 2020 including UHP blasting to bare metal and two coats of Jotun epoxy black paint applied. New anodes have been installed and

Asking price £190,000

# KEG C/o Wicor Marine Yacht Haven Cranleigh Road Fareham, PO16 9DR









- KEG HOUSE BOAT
- FULLY RESTORED
- MODERN KITCHEN
- DINING ROOM
- AMAZING VIEWS

- LOCATED AT WICOR MARINA
- THREE BEDROOMS
- MODERN SHOWER ROOM
- DECK TERRACE
- 72 FT & 100 TONNES

# **ENTRANCE UTILITY ROOM**

8'6" x 10'9" (2.6 x 3.3)

## **BEDROOM THREE**

9'10" x 4'11" (3 x 1.5)

# RECEPTION ROOM TOP DECK SHOWER ROOM

 $10'2" \times 21'3" (3.1 \times 6.5)$ 

8'2" × 8'2" (2.5 × 2.5)

# **REAR RECEPTION ROOM TOP**

**DECK** 

 $10'5" \times 10'2" (3.2 \times 3.1)$ 

# SUN DECK

# KITCHEN DINER

25'11" x 16'0" (7.9 x 4.9)

# **BEDROOM ONE**

20'8" x 14'9" (6.3 x 4.5)

# **BEDROOM TWO**

8'6" x 14'5" (2.6 x 4.4)

