



Floor Plan



TOTAL FLOOR AREA : 1515 sq.ft. (140.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>	
	(81-91) <b>B</b>			(81-91) <b>B</b>	
	(69-80) <b>C</b>			(69-80) <b>C</b>	
	(55-68) <b>D</b>			(55-68) <b>D</b>	
	(39-54) <b>E</b>			(39-54) <b>E</b>	
	(21-38) <b>F</b>			(21-38) <b>F</b>	
	(1-20) <b>G</b>			(1-20) <b>G</b>	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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 present.

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 completion of purchase.

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 it is fully insured.


Asking price £190,000

DIRECTORS


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KEG C/o Wicor Marine Yacht Haven Cranleigh Road  
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- 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)

**RECEPTION ROOM TOP DECK**  
10'2" x 21'3" (3.1 x 6.5)

**REAR RECEPTION ROOM TOP DECK**  
10'5" x 10'2" (3.2 x 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)

**BEDROOM THREE**  
9'10" x 4'11" (3 x 1.5)

**SHOWER ROOM**  
8'2" x 8'2" (2.5 x 2.5)

