



Price Guide £198,000

Houseboat Norana Chichester Marina, Birdham, Nr Chichester, West Sussex PO20 7EJ





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EPC



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Norana is a 60ft. former gentleman's motor yacht, built in 1937 by AH Moody on the river Hamble. A full refit approximately 15 years ago by a previous owner, has resulted in the present houseboat layout with an attractive interior combining character detailing and woodwork from a bygone era. The boat has just undergone and passed a full inspection including under the waterline.

Moored on the canal adjacent to Premier Marinas Chichester Marina, located in a good position with views from the garden and vessel, toward the upper reaches of Chichester Harbour, an area of outstanding natural beauty.

Upon boarding Norana there are walk around side deck areas on the upper deck and decking finished in teak, providing outside space part of which is covered with drop down side blinds affording useful lounge areas and a pretty wheel house which provides ample space for dining and relaxation with far reaching views across the Marina. The owners also have additional winter covers to wrap the exterior decking areas which can be used all year round.

Leading downstairs via the companionway to the lower deck there is a well thought out open plan interior and includes fitted kitchen and lounge/dining area, with built in storage and cabinetry fittings.

There is a door leading into a bathroom with large bath, wash basin and wc.

Moving toward the rear section, there is a door leading into a bedroom with twin fitted beds and built in cupboards and drawers and door beyond leads into a further bedroom with fitted bed and ensuite comprising wc and wash basin. This bedroom can also be accessed from the upper deck, which is enclosed to provide a third bedroom with utility facilities including washing machine, with direct access to the lower deck if required.

Outside on the canal bank is a principally lawned garden area with decking area providing space for alfresco dining with an elevated view toward Chichester Harbour, Marina office and Chichester Sailing Club. The garden area is on a yearly licence agreement from Premier Marinas at currently £150 per annum.

Charges: 'Norana' is moored on a 12 month Berthing Agreement from Premier Marinas Ltd. We are advised in 2024 - £11,300 and includes water and sewage services. Electricity is metered via metered payment per unit basis.

As part of the process in granting a new yearly berthing agreement with Premier Marina's Ltd and subject to their terms and conditions, the new owner(s) will be required at time of purchase to provide a new gas certificate, electrical test certificate and satisfactory insurance cover.

The houseboat may be occupied all year round as a principal residence or the owners personal holiday home/weekend home. The houseboat cannot be let commercially as a holiday home.

The owners will have access to the marina, including shower blocks and coin operated laundry area with non designated parking.

There is gas central heating via a Combi boiler installed approximately 2 years ago, with radiators. An Energy performance Certificate (EPC) is not required for houseboats. Band A - Council Tax.

Please note all viewings are strictly by appointment only and access to the houseboats is private and we respect other houseboat owners privacy. Proof of funding a purchase will be required before we arrange a viewing.





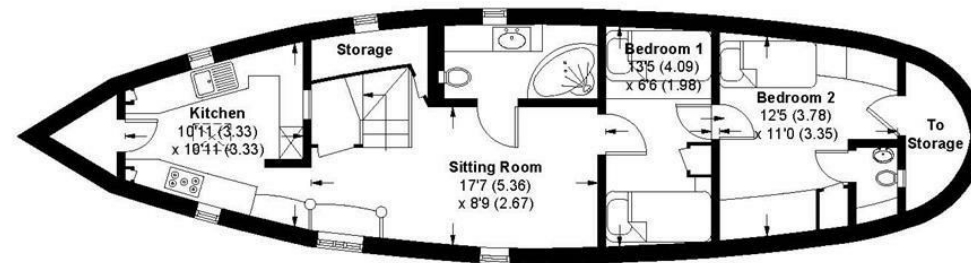
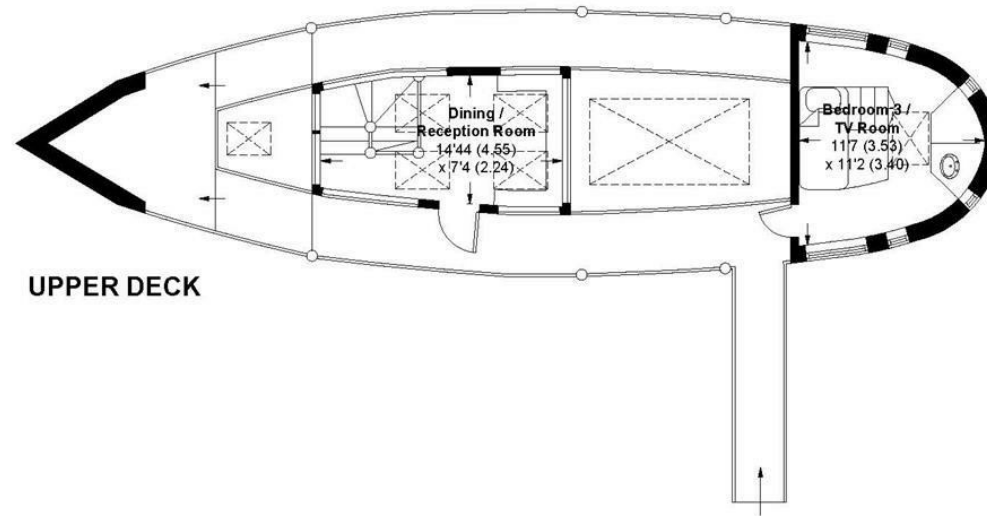






Chichester Marina, Chichester, PO20

APPROXIMATE GROSS INTERNAL AREA = 808 SQ FT / 75.1 SQ M
SHELTERED AREA = 312 SQ FT / 29.0 SQ M
TOTAL = 1120 SQ FT / 114.1 SQ M



LOWER DECK

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. (ID244344)

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