



Price Guide £215,000

Houseboat Pandora, Chichester Marina, Birdham, West Sussex PO20 7EJ





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3



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EPC



A

Welcome aboard Houseboat Pandora!

Situated on a fantastic berth along Chichester Canal, Houseboat Pandora boasts fantastic views over the marina and harbour and benefits greatly from versatile accommodation across the two storeys. Upon entrance you are welcomed by a large, modern kitchen and island with American-style fridge freezer, double electric oven, electric hob, integrated dishwasher and stainless steel sink. Located near the Boats entrance is a spacious, modern shower room with shower cubicle, heated towel rail, hand basin and WC.

Moving towards the port side of the boat the property opens in a lovely, triple-aspect living area enjoying outlooks on to the canal and is engulfed by natural light. The room is heated by a feature wood burner providing a delightful winter ambience. On the starboard side there is a second reception room/Bedroom 3 also enjoying dual-aspect views and an ensuite toilet/utility. Both reception rooms have spiral staircases leading to the two first floor bedrooms.

The two generously sized bedrooms have inspiring views over the Canal, Marina and Chichester Harbour and enjoy access to the private, Sun-trap Roof terrace.

Houseboat Pandora is constructed on a 6mm epoxy coated steel hull which was new in 2020 and must be dive inspected every 5 years. During a storm Houseboat Pandora did partially sink in 2020 and the hull replacement

was a result of this and inspected this year along with the electrics which show no signs of damage and the boat is still fully insurable.

Yearly mooring fee licence agreement 2025 rate currently £10,773. The berthing agreement is subject to Premier Marinas Terms & Regulations and includes the supply of drinking water and waste water disposal, with up to 2 un-allocated parking spaces on the marina site. Electricity is supplied via the Marina and charged on a metered unit basis.

Council Tax Band A

EPC Exempt

Cash funding is usually required for a houseboat purchase and we shall require proof of funds before arranging a viewing.

Viewing is strictly by accompanied appointment only with Baileys.





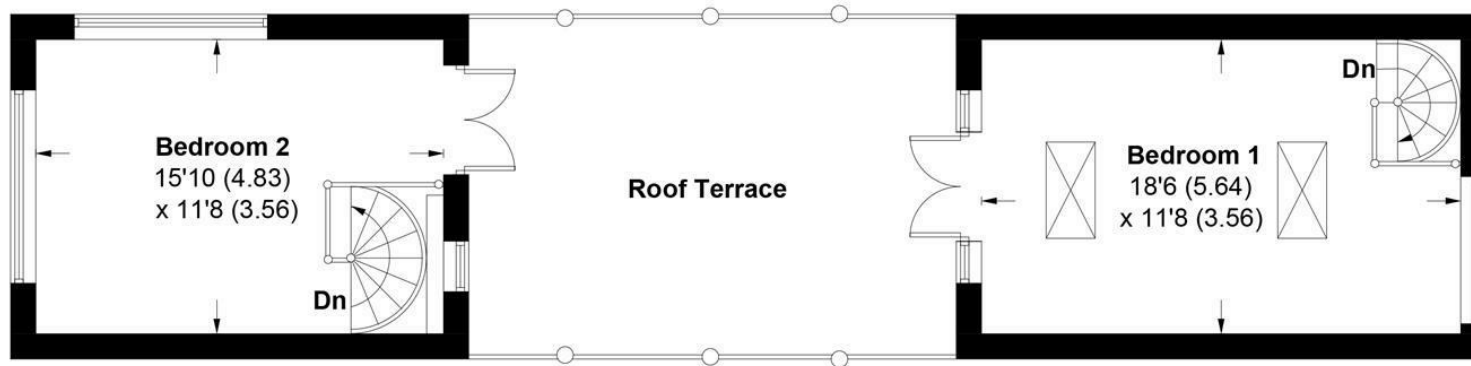




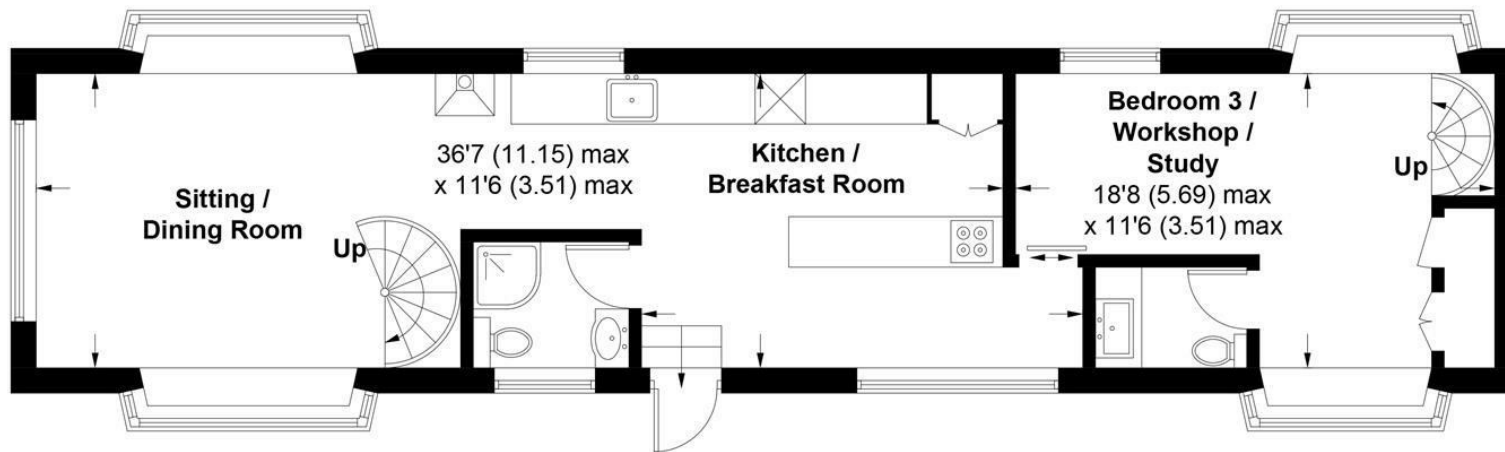


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APPROXIMATE GROSS INTERNAL AREA = 1057 SQ FT / 98.2 SQ M



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. (ID1226059)

Produced for Baileys Estate Agents

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