



Guide Price £225,000

Houseboat Seamuse Chichester Marina, Chichester, West Sussex, PO20 7EJ

BAILEYS



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EPC



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Welcome aboard Houseboat Seamuse!

Berthed on the Chichester Canal and within the very popular Chichester Marina, Houseboat Seamuse is in a picture-perfect location.

A fabulously presented Houseboat, Seamuse has been tastefully designed and refurbished throughout and offers excellent entertaining space and sleeping accommodation. Thanks to some clever re-modelling since ownership Houseboat Seamuse now offers a large, double aspect Principle bedroom with two built in wardrobes, a modern ensuite shower room and two further guest rooms also with built in wardrobes and a second modern shower room.

The entertaining space centres around a beautiful modern kitchen offering excellent cooking and storage facilities and a triple aspect living room with light laminate flooring, an electric woodburner style heater and cosy furnishings.

Houseboat Seamuse is constructed on a steel hull and has recently undergone the 5-yearly dive inspection. Yearly mooring fee licence agreement 2026 rate currently £9,400. 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. Access and use of the adjoining garden plot is also hired from The Marina for a yearly fee of £150.

Council Tax Band A

EPC Exempt

The Property is being sold furnished.

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.





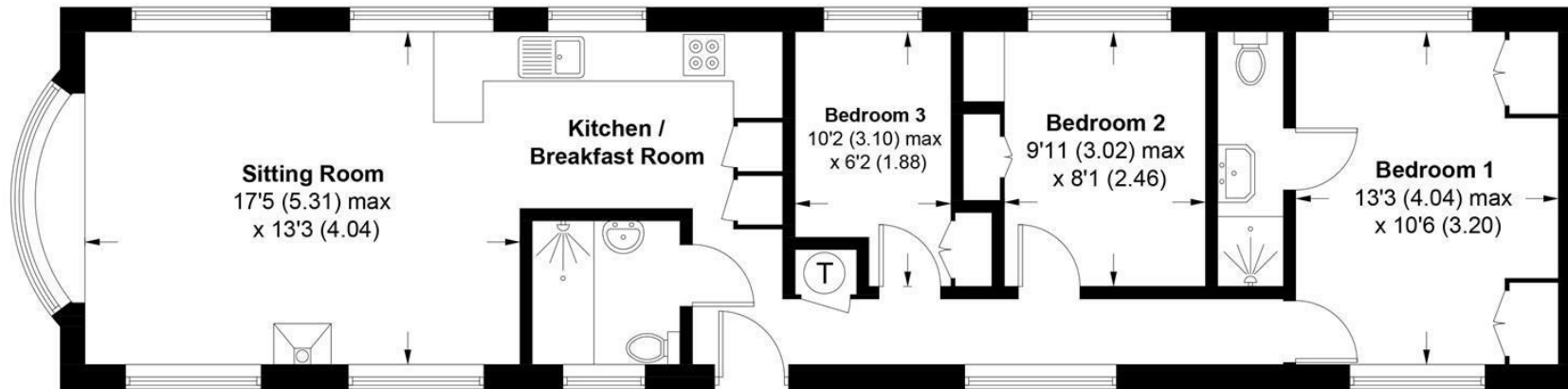






# Houseboat Seamuse, Chichester Marina, PO20 7EJ

APPROXIMATE GROSS INTERNAL AREA = 788 SQ FT / 73.2 SQ M



**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. (ID1295454)

**Produced for Baileys Estate Agents**

Working in co-operation with the owners we have tried to be accurate and informative in the presentation of our property details. Baileys would advise that no representations or warranties are made or given in respect of the condition of any items mentioned in the Sales Particulars. If however, you are not sure about a particular point please contact us to verify the information. This is especially important if viewing the property involves travelling some distance.

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