



BRITISH
PROPERTY
AWARDS

2020 - 2021
★★★★★

GOLD WINNER

LETTING AGENT
IN LEIGH-ON-SEA



BRITISH
PROPERTY
AWARDS

2018-2019
★★★★★

GOLD WINNER

LETTING AGENT
IN LEIGH ON SEA



BRITISH
PROPERTY
AWARDS

2017
★★★★★

GOLD WINNER

ESTATE AGENT
IN LEIGH-ON-SEA



Essex Marina, Rochford

LIFE ON THE OCEAN WAVES: Castle Estate Agents are delighted to offer FOR SALE this rare opportunity to purchase this EQUIPPED HOUSE BOAT. This Catamaran has recently been COMPLETELY REFURBISHED and comes with a full conventional oil fired heating system and 2 x Ford Mermaid engines.

- Beautiful Houseboat
- Completely refurbished
- 2 x Ford Mermaid engines
- O.I.E.O: 300,000
- Outer top deck
- 3 Bedrooms
- Moored at Essex Marina
- Outside Dining area
- Fully fitted Kitchen
- Beautifully presented

£300,000 OIEO Freehold

Side Aspect

Fully equipped Houseboat (Catamaran)

Living Room

Wood Vinyl flooring, double glazed aluminium composite windows to the side aspect, escape hatch in the middle, wall mounted radiator, multi digital controlled switchboard, skylight, fibreglass aluminium door with aluminium double glazed porthole new radiator.

Kitchen

Fully fitted Kitchen, built in extractor fan, built in dishwasher & washing machine. 1.5 sink and drainer with anthracite hot and cold mixer taps, power points, microwave with oven capabilities. Main electric convection oven, induction Hob, new wall mounted radiator, hatch down to the lower deck.

Master Bedroom

Wood Vinyl flooring, built in wardrobe, fitted drawers, multiple windows of both the front and side aspect, all aluminum double glazed, multiple plug sockets, new radiator.

Bathroom

Double glazed aluminium window, ceramic wash hand basin with hot and cold mixer taps, bathtub, overhead shower, wall mounted radiator, electric marine toilet, wood vinyl flooring.

Bedroom 2 (Lower Deck)

Carpeted throughout, wall mounted radiator 2 x single beds, power points, new radiator.

Dinning/deck area

Wood style vinyl flooring, double glazed aluminium composite window to the side aspect, double glazed aluminium door, double glazed tri-folding door to the rear aspect. Two wall mounted radiators, storage on both sides.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

Top deck/cabin/Bedroom 3

Stainless steel Iroko wood paddle steps, vinyl flooring, wall mounted radiator, recently re-covered bench seats and leather vinyl full adjustable captains chair.

Outer Top Deck

non-slip fibreglass flooring, space to the rear of the boat, door into the main cabin

Engine

2 x 6 cylinder Ford Mermaid engines, less than 200 hours used, to the rear 2 x twin bow thruster. Excellent condition.

Upper deck plan

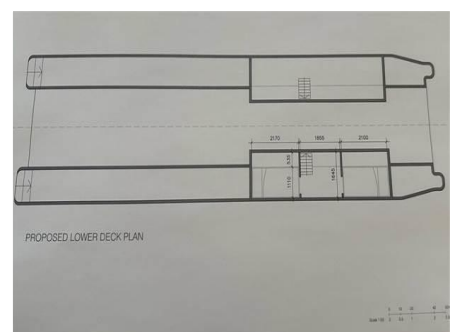
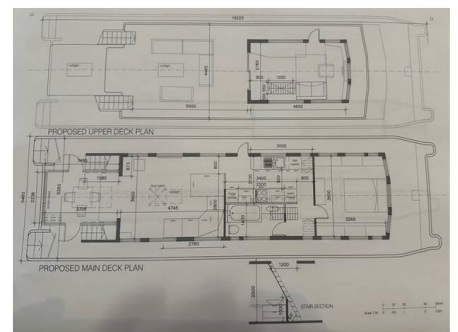
Lower deck plan



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