



9 South, Fishermans Walk | PO11 9QU | £195,000 Freehold

GEOFF **FOOT**  
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A great opportunity to purchase a static Mobile home 34' x 12' on a FREEHOLD site just a few meters from Fishery Creek which leads out into Chichester Harbour, with access via residents Slipway. The enclosed plot has a gated access and offers own parking for 2-3 cars (approx) and has external WC and storage, including storage under van with 2 Canoes. Inside there is open plan accommodation to sleep up to 6 people, comprising 2 Bedrooms, one with En suite, Shower Room, Kitchen, Dining and Lounge area with sofa converting to double bed and two arm chairs. There is mains water & sewerage with Propane gas run heating and hot water. This Mobile home offers 8 Months residency and is ideal for weekend or long summer breaks with coastal walks and sea views. No forward Chain!

- 6 Berth static Mobile home on Freehold site with 8 Months license.
- Aspen 34' x 12' (approx.) owned by current Seller for 9 years.
- Two Bedrooms, one with En Suite WC.
- Separate Shower room with WC.
- Open plan Lounge/ dining area and Kitchen with gas cooker.
- Double glazing and Propane gas heating/hot water system.
- Lounge with furniture converting to sofa bed and 2 arm chairs.
- Enclosed plot with garden and parking for 2-3 cars (approx)
- Residents own slipway a few meters from plot.
- Sea views and coastal walks. Ideal weekend or holiday home. No chain!

**Council Tax Band:**

The accommodation comprises:

**Steps to UPVC double glazed door to open plan Lounge, dining area and Kitchen. –**

**Lounge Area – 11' 10" x 11' 10" (3.60m x 3.60m)**

Double glazed window units to front and sides. Views through to slipway & Fishery Creek. Radiator. Wooden fireplace surround with mantle and electric coal effect fire. Display shelving over. TV aerial point. Two wall light points. Ceiling light/fan. Sofa which converts to double sofa bed with matching arm chairs.

**Dining area – 7' 8" x 6' 2" (2.34m x 1.88m)**

Included table and chairs. Double glazed window to side. Integrated tall fridge/freezer and cupboard with shelving.

**Kitchen area – 8' 7" x 5' 8" (2.61m x 1.73m)**

1 1/4 bowl single drainer stainless steel sink unit with mixer tap set in marbled effect work surface, cupboards below. Tiled splash backs. Fitted 'Stoves Newhome' gas cooker with extractor hood over. Shelf for microwave. Matching range of lightwood fronted wall and base cupboards and drawers. 'Pull-out' ironing board and end display shelving. Suspended glass fronted cupboard forming divider to lounge area. Double glazed window to side with venetian blind. Door to

**Inner Hall –**

Radiator. Ceiling light. Cupboard housing 'Worcester Bosch 24i' with remote timer.

**Shower Room –**

White suite comprising close coupled WC and wide wash hand basin with mixer tap and cupboard below. Overhead wall mounted mirror and display shelving. Radiator. Shower cubicle with electric shower and extractor fan/light. Obscure double glazed window to side.

**Bedroom 1 – 9' 11" x 8' 6" (3.02m x 2.59m)**

Bronze tinted mirror sliding door fronted cupboard with TV aerial point, shelving and consumer unit, drawers below. Twin matching bedside cabinets with over bed space cupboards and fitted 'Ottoman' style 5' double bed. Twin lights with switches. Double glazed bay window. **Door to En-Suite:** Corner wash hand basin with mixer tap and close coupled WC. Corner mirror fronted cabinet. Radiator. Extractor fan. Obscure double glazed window to side. Shaver point.

**Bedroom 2 – 8' 6" x 5' 6" (2.59m x 1.68m)**

Twin beds with wall mounted fitted cupboards and display shelving and mirror. Radiator. Corner wardrobe unit with mirror and drawers. Double glazed window with venetian blinds to side.

**Outside –**

5-bar gate to side parking area which is laid to shingle and offers parking for approximately 3 cars etc. Fence enclosed garden area with lawn and some shrubs to borders. Brick built WC/storage cupboard with wash hand basin. Under van deep storage including 2 canoes. Timber garden shed and outside water tap. Paved patio area. Small cupboard housing electric meter. Return paved area to gate. Exterior light. Direct access to slipway leading to Fishery Creek out to Chichester Harbour. No forward chain!



**IMPORTANT INFORMATION**

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.

