



2021 WATERLODGE OASIS 2 “RAY”

£135,000 unfurnished

£140,000 furnished



Overall Length	11.0m
Width	4.2m
Internal Floor Area	27 sq m
Roof Terrace Area	16 sq m

Beautiful Waterlodge for sale! furnished/ unfurnished

House boat; Light & spacious, warm & cosy

2 bedroom floating home of 11m x 4.2m, with two lower decks and a spacious roof deck. Sleeps up to 6 with the lounge sofa bed.

Built in just 2021, still feels brand new, with beautiful bespoke fitted furniture, kitchen, bathroom and efficient wall heaters for comfort all year. 'Ray' is plumbed into the mains for ease with water, runs efficiently on mains electric and has a waste tank which is emptied every 2-3 months depending on usage.

Purchase as a home/ second home or/ and as an excellent investment. 3 successful years of rental with AirBnB, gaining 4.9/5* in positive reviews.

Currently moored in the beautiful and peaceful Island Harbour Marina, Isle of Wight, an excellent location for the island, with free parking and amenities in a safe and friendly setting. Can also be moved if prefer to a different location

River walks/ cycles to local riverside pubs and into Newport and lovely views across to Cowes with gorgeous sunsets!

Can be sold furnished/ unfurnished.

CONSTRUCTION

Galvanised Pontoon frame

Polyethylene box floats with internal waste and water tanks

External cladding in MODERN WOOD BEIGE

Electric hot water system

Electric Wall panel heaters

1000 litre water and waste tanks with sensors and level indicators

Additional mooring cleats

Stainless steel railings and ROOF TERRACE with STRAIGHT stairs

ACCOMMODATION

Two bedroom layout with one bathroom and fitted bespoke kitchen.

MASTER BEDROOM

Double bed

Double Wardrobe

Porthole window

Patio door to rear deck

BEDROOM TWO

Double bed

Double Wardrobe

Porthole window

BATHROOM

HPL bathroom walls in TRAVERTINE SILVER

Electric flush WC with macerator

White gloss vanity unit with sink

Sliding shower door enclosure

Bathroom ladder towel rail

Upgraded HPL colour choice FROSTED JADE

KITCHEN

Bespoke fitted galley kitchen design

IKEA BODARP GREEN/GREY units with BAGGANAS BRASS handles

IKEA SALJEAN counter worktop

VALBILDAD electric 2 burner induction hob

Kitchen sink and tap UPGRADE

Undercounter integrated fridge / freezer

Breakfast bar with IKEA AGUNNARYD lights accompanied by 2 x bar stools

Combi microwave / grill

Porthole window

LOUNGE

KRONOSPAN ROCKONATURAL OAK flooring

Sliding patio doors to decking area

6 full height windows

Curtains for patio doors and floor to ceiling windows

Dining table and 4 x dining chairs

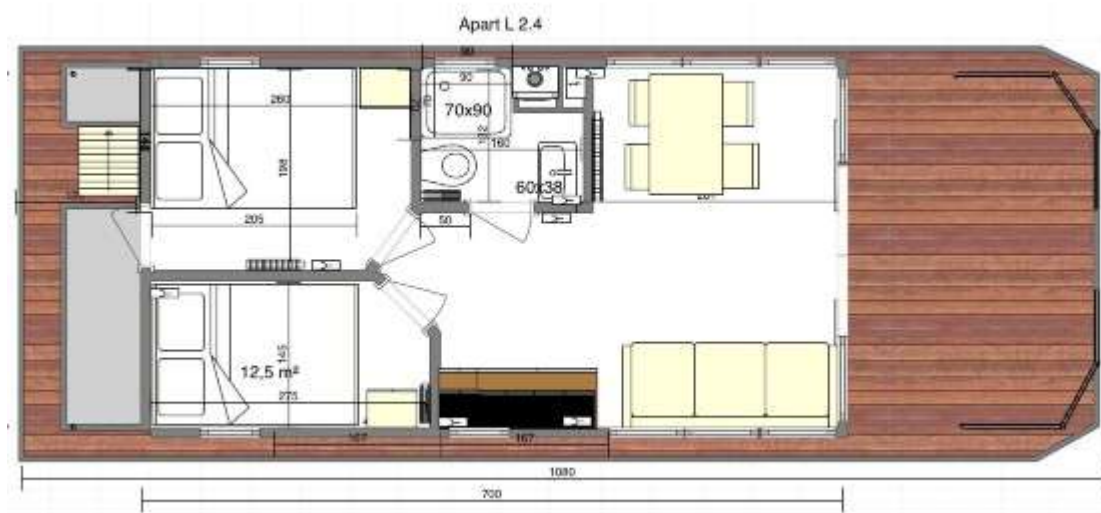
ROOF TERRACE

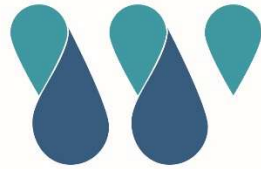
Roof terrace in stainless steel with STRAIGHT stairs

Outdoor rattan Corner Sofa

Outdoor coffee table

2x Outdoor fold down chairs





waterlife

live the alternative

Rental Income Summary – Island Harbour Waterlodge “RAY”

Rental Period / Event	Details	Projected Income
Isle of Wight Festival	10 days @ £300 per night	£3,000
Cowes Week	5 days @ £275 per night	£1,375
Summer Peak (June – August)	Average £195–£215 per night	£17,200
Half Terms & Easter Holidays	Average £175 per night	£3,500
Other Weekends & Off-Peak Stays		£6,000
	Total Estimated Gross Income	£31,075

Estimated Annual Outgoings

Category	Cost Estimate
Mooring Rental	£4,125 + VAT + up to £1,000 quarterly fee
Cleaning Costs	£65–£70 per turnaround
Utilities & Maintenance	Insurance, electricity, waste tank, upkeep
	Total Estimated Expenses

Projected Net Profit

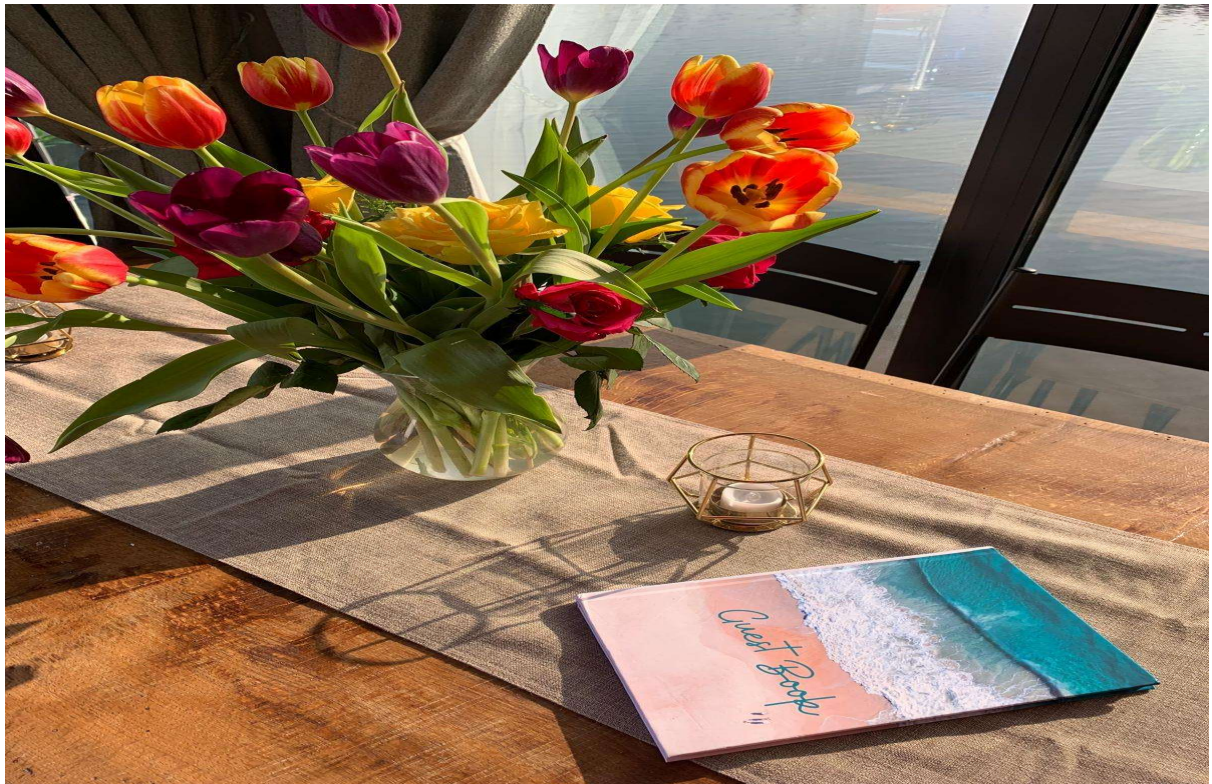
- **Annual Profit Estimate: £11,000 – £14,000**
- **Additional Benefits:** Second home use, holiday flexibility
- **Note:** Not eligible for capital gains benefits (rental only)















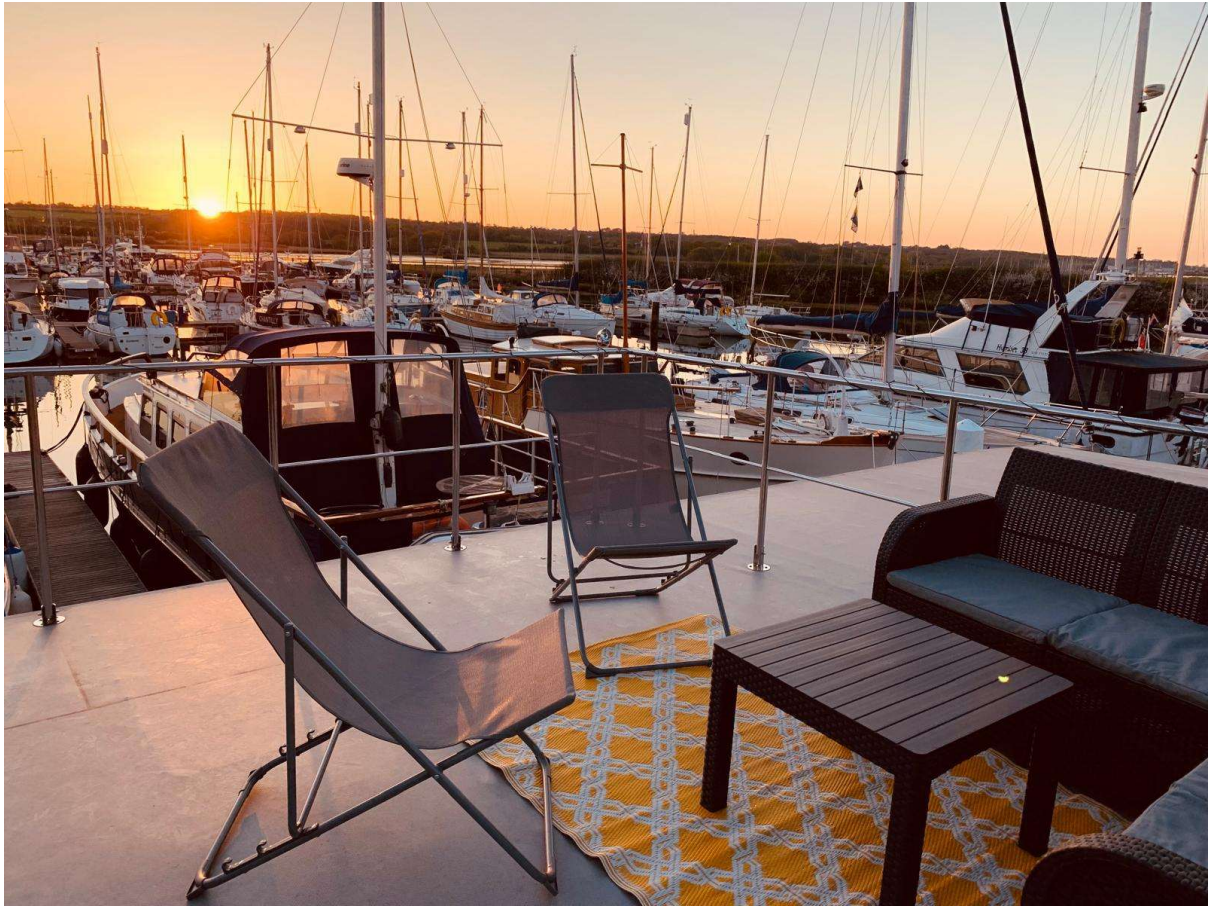


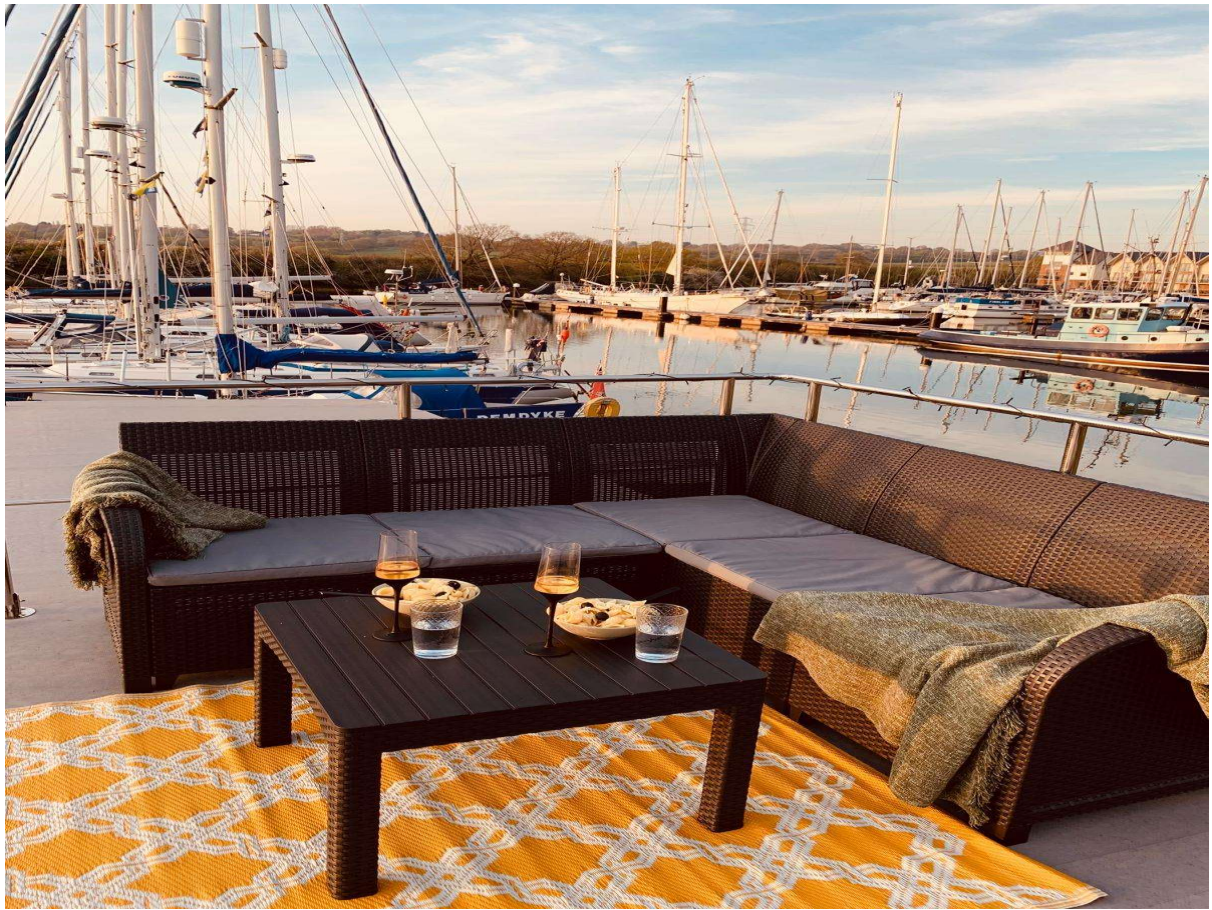


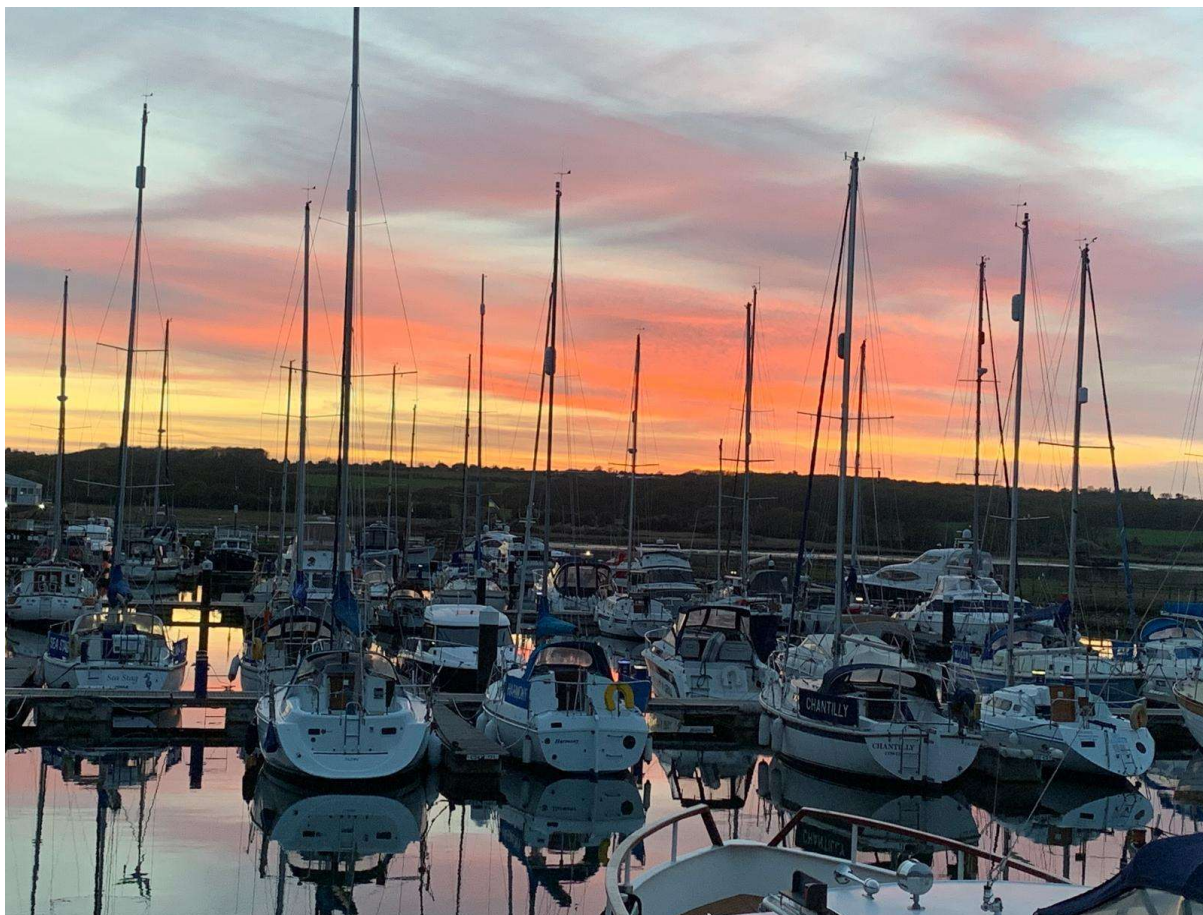
















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