



2023 WATERLODGE EDEN 14

Two Bedroom/Two En-suite Bathrooms

~~£195,000~~ NOW £180,000



Discover this Stunning Preloved Eden 14

Built in 2023 and proudly showcased at the Southampton Boat Show, this exceptional Eden 14 is now available for purchase at Brighton Marina, with move-in readiness from January 2025.

Perfect as a luxurious holiday retreat or a longer-term living solution, this home offers comfort and elegance. The thoughtfully designed layout includes two spacious bedrooms, each with a matching en-suite bathroom, ensuring privacy and convenience—ideal for two couples or family living. Additionally, the lounge area accommodates a sofa bed, adding versatility for guests.

The external deck spaces are a true highlight. The lower deck features a *brise soleil* slatted roof, cleverly designed to let in sunlight while providing shelter from inclement weather. Meanwhile, the expansive roof terrace is perfectly suited for sunbathing or hosting memorable barbecues, making outdoor living an effortless pleasure.

Treat yourself to the Eden 14—your ideal blend of style, comfort, and functionality awaits.

Overall Length	13.6m
Width	4.5m
Internal Floor Area	42m2
Roof Terrace Area	27m2

CONSTRUCTION

Galvanised Pontoon frame

Polyethylene box floats in grey with internal waste and water tanks

White external steel framing

White window frames

External ANTHRACITE cladding with wood slatted wall inserts

Electric wall radiators

Electric 80 litre hot water system

1000 litre water and waste tanks with sensors and level indicators

ACCOMMODATION

Two double bedrooms with ottoman double beds and wardrobes.

Upgraded fitted wall mounted reading lights

TV aerial points on walls

Patio doors to rear deck

Twin en-suite bathrooms

Saniflo macerator toilets

Black vanity units

100cm x 80cm Sliding shower door enclosures

Black taps and showers

Bathroom ladder towel rail

TRAVERTINE SILVER wall and shower enclosure cladding

KITCHEN

Fitted galley kitchen

IKEA VOXTORP WHITE doors

IKEA ECKBACKEN Light GREY counter worktop

IKEA FYNDIG kitchen sink with ALPINE tap

VALBILDAD electric 2 burner induction hob

Integrated fridge and Freezer

Samsung combi microwave/grill

Dishwasher

LOUNGE

VOX VENETIAN STONE flooring

Sliding patio doors to decking area

Full height windows

Curtains for patio windows in GREY

Blinds for side windows in lounge and bedroom

Reverse cycle air conditioning system

ROOF TERRACE

316 Marine grade Stainless steel railings painted WHITE.

Straight staircase leading to upper deck roof terrace

Astro turf

Optional extras as fitted

Roof Terrace with WHITE painted railings

Roof terrace with Astro-turf flooring

Dura-Dek composite decking in PEBBLE GREY to lower decks

Additional 240v floor sockets in lounge

TV Sockets in lounge and both bedrooms with aerial cable

Bedroom reading lights

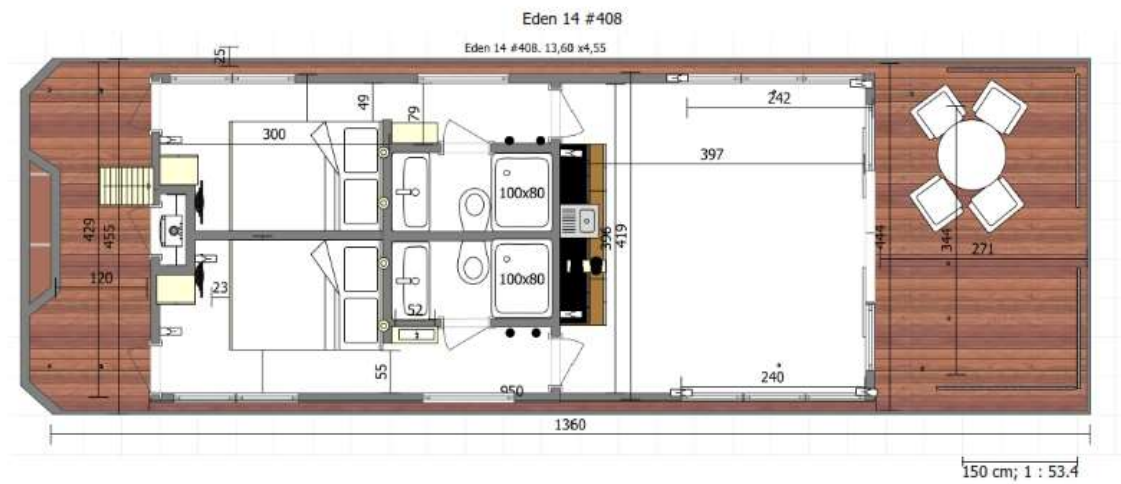
Combi Microwave/Grill

Dishwasher

Bedroom Furniture Packs

Curtains for Patio Doors

Blinds for side windows













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