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SOLD

Rock Lobster £44950



East West 2012 - 44ft - Cruiser Stern Narrowbeam boat lying at Mercia Marina

Rock Lobster is a boat of two halves! the exterior paintwork does need a little attention, while the interior must be as the day she was launched. The bamboo is a lovely rich colour giving a real quality feel throughout. At 44' she is a very versatile boat being able to sleep 6 with a fixed double, Pullmans & L-shape Dinettes. Cruiser stern with Pram cover, Offset door and hatch down into Rear Bedroom, fixed double berth, storage under and hanging space over. Corridor past Wetroom with large shower tray, Macerator pumpout toilet and vanity sink unit. Galley is U-shape with Thetford cooker, 240v fridge, granite worktops and St/steel sink. Saloon has a Pullmans & L-shape Dinettes giving an extra 4 berths with storage under, wall mounted tv, glazed doors to bow with cratch & cover and fold down bench seats.

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Rock Lobster

CONSTRUCTION

Width	6'10"	Draft	26
Construction	Steel	Horse Power	35hp
Hull Builder	East West	Fitted out by	East West
Steel Spec	12.6.4	Cratch	Yes
Rear Cover	Pram Style	Side Doors	No

ENGINE

Engine Make	Barrus Shanks	Engine Model	Barrus Shanks 35
Engine Hours	303hrs New Clock 2020	Engine Last Serviced	2020
Gearbox	Shanks	Bowthruster	None
230v Landline	Yes	Inverter	Victron 1600 Combi
Domestic Batteries	2 x 180amps	Battery Charger	Victron Combi
Battery Management	Yes	No. Alternators	2
Generator	No	Solar Panels	No
		Stern Thruster	None

HEATING

Type of Heating	Webasto	No. Radiators	3
Calorifier	Yes	Gas	Yes
Fresh Water Tank Type	Integral	Fresh Water Tank Capacity	100 Galls Approx
Fuel Tank Capacity	300ltrs Approx	Insulation	Spray Foam
Waste Tank Capacity	450 ltrs A	Hot Water Via	Engine, Heater, Immersion

CABIN

Cabin Lining	Bamboo	Trim	Bamboo
Flooring	Bamboo	No. Berths	6
Glazing/Windows	Single Glazed	Satellite	No

BEDROOM

Bed	Fixed Double	Storage Under	Yes
Wardrobes	Yes	Overhead Lockers	Yes
Dressing Table	No		
Extras / Notes: Bedroom at the stern with a fixed double bed with drawers under, wardrobe and overhead locker. There is also Pullman dinette which converts into a extra double berth as well as a L shape seating area which will also covert for sleeping.			

Rock Lobster

BATHROOM

Bath or Shower	Shower	Toilet Type	Electric Macerator plus Portaloo
Vanity Basin	Yes	Heated Towel Rail	Yes

Extras / Notes: Off corridor bathroom with pumpout toilet, shower and sink in vanity unit.

KITCHEN / GALLEY

Floor Units	Yes	Wall Units	Yes
Cooker Make	Thetford	Fridge Make	Alant 240v
Microwave	No	Washing Machine	No

Extras / Notes: Granite worktops, Oven/grill with separate four burner hob, sink/drainers and fridge.

SALOON

Dinette	Pullmans	TV Cupboard	No
Bookshelves	Yes	Solid Fuel Stove	No
Seating	Yes L Shape Seating		

Extras / Notes: Forward saloon with a L shape seating area, tv hung from side of shelving.

HISTORY

Time with Current Owner	3 Years	No. Previous Owners	Two or more
Last Blacked	2019	Anodes Replaced	Ok when last blacked
Boiler Last Serviced	2020	BSC Required Date	02/03/24
Documentation Available	Yes		

The details contained herein are believed to be accurate, but cannot be guaranteed. They are not intended to, and do not form any part of any current or future contract. Prospective purchasers are advised to have an independent survey carried out to satisfy themselves as to the condition and specification of the vessel. No guarantee is given or implied in respect of age, specification, condition, suitability for a particular purpose or legal title.

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