

## Nineveh Shipyard, Arundel, BN18 9SU

Guide Price: £900,000

Luxury riverside townhouse in central Arundel • Beautifully renovated to a high standard • Three bedrooms all with stunning views • Two en-suite bathrooms and a separate shower room • Far reaching views of the castle, cathedral and the river Arun • South facing terrace and balcony with views of the river • For more information visit the Cooper Adams Website

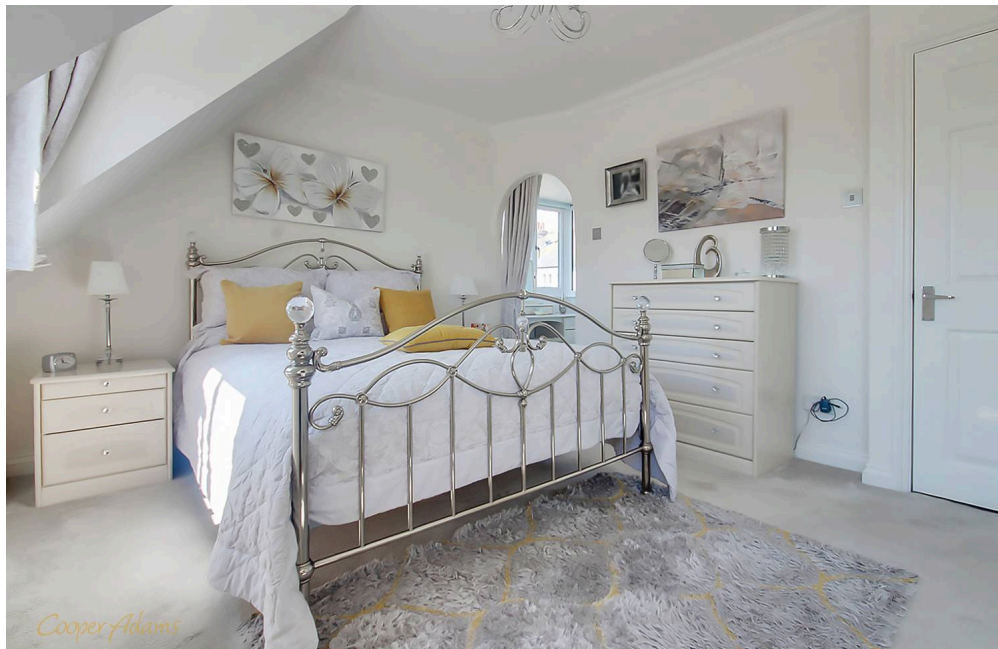
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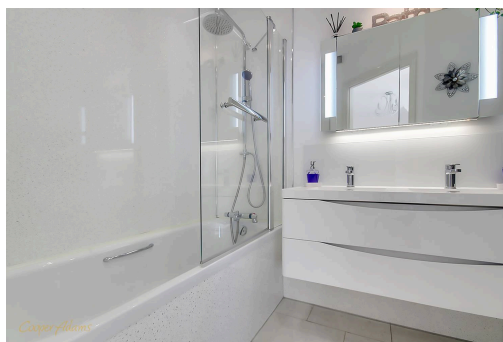
Presenting a unique opportunity to acquire a beautifully renovated three bedroom luxury townhouse, perfectly positioned along the River Arun in the historic heart of Arundel. This exceptional home offers uninterrupted views of the iconic Arundel Castle, the majestic cathedral, and the serene riverside landscape. The property has been thoughtfully modernised to an impeccable standard, blending contemporary style with timeless elegance. Set across three floors, the home features three well-appointed bedrooms, two with stylish en-suite bathrooms, and a versatile ground floor room that can serve as a third bedroom or home office, complemented by a modern cloakroom/shower room. Enjoy sun-drenched days and captivating sunsets from the south-facing terrace and first-floor balcony. The spacious open-plan kitchen, breakfast, and dining area is a true highlight, complete with double doors leading to the balcony, creating a seamless indoor-outdoor flow. The elegant sitting room features a charming fireplace, while the upper-floor bedrooms benefit from bespoke fitted wardrobes. Additional features include off-street parking for two vehicles, an allocated space in the Nineveh compound and a sought-after riverside setting.

Service charge - approx. £565 per annum.

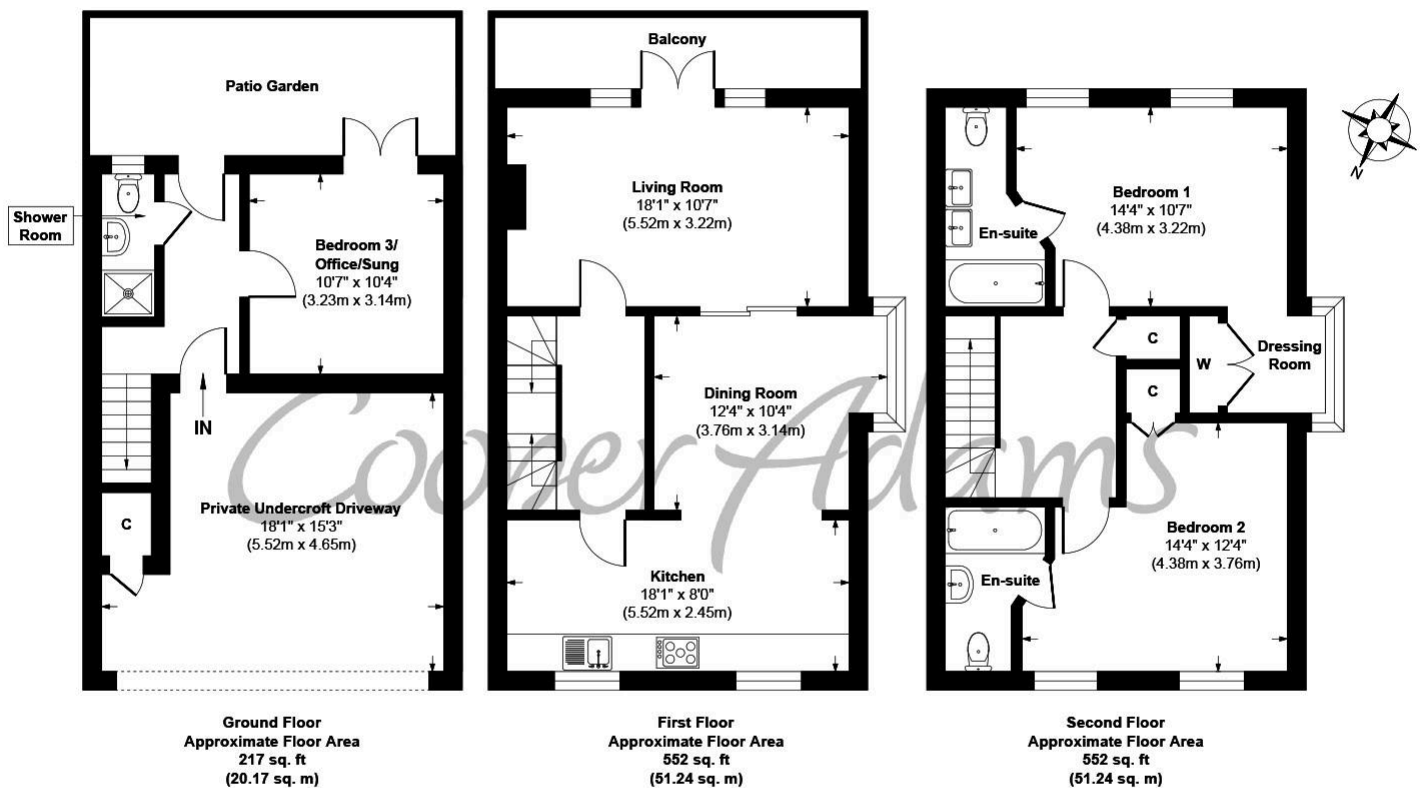
This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title,



The cathedral town of Arundel, with its impressive Norman castle, sits on the edge of the South Downs National Park. Known for its antique shops, traditional tearooms, and independent restaurants, Arundel hosts popular festivals like the Art Trail, Food Festival, and Arundel by Candlelight. The surrounding area offers diverse recreational activities, including horse racing, car racing, polo, sailing, and golf, plus beautiful beaches and countryside for walking and riding.



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**Nineveh Shipyard, Arundel, BN18 9SU**  
**Approx. Gross Internal Floor Area 1321 sq. ft / 122.65 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale

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