



ASPIRE RESIDENTIAL

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Nineveh Shipyard, Arundel, BN18 9SU

Asking Price £1,000,000

A DISTINCTIVE and CHARMING townhouse located in the highly desirable heart of Arundel. This beautifully presented home offers spacious, well-designed accommodation spread across three floors, complete with a COURTYARD garden with views of the Castle, RIVER views from the front. Additional benefits include residents parking & a GARAGE. No chain.



Council Tax Band: F

- Three/Four bedroom town house
- EPC - C
- Breath-taking renovation including 'Neptune Kitchen'
- No forward chain
- Three En suites
- Garage & Residents Parking
- Views over the river & castle
- Minutes to town centre
- Versatile living
- Social layout

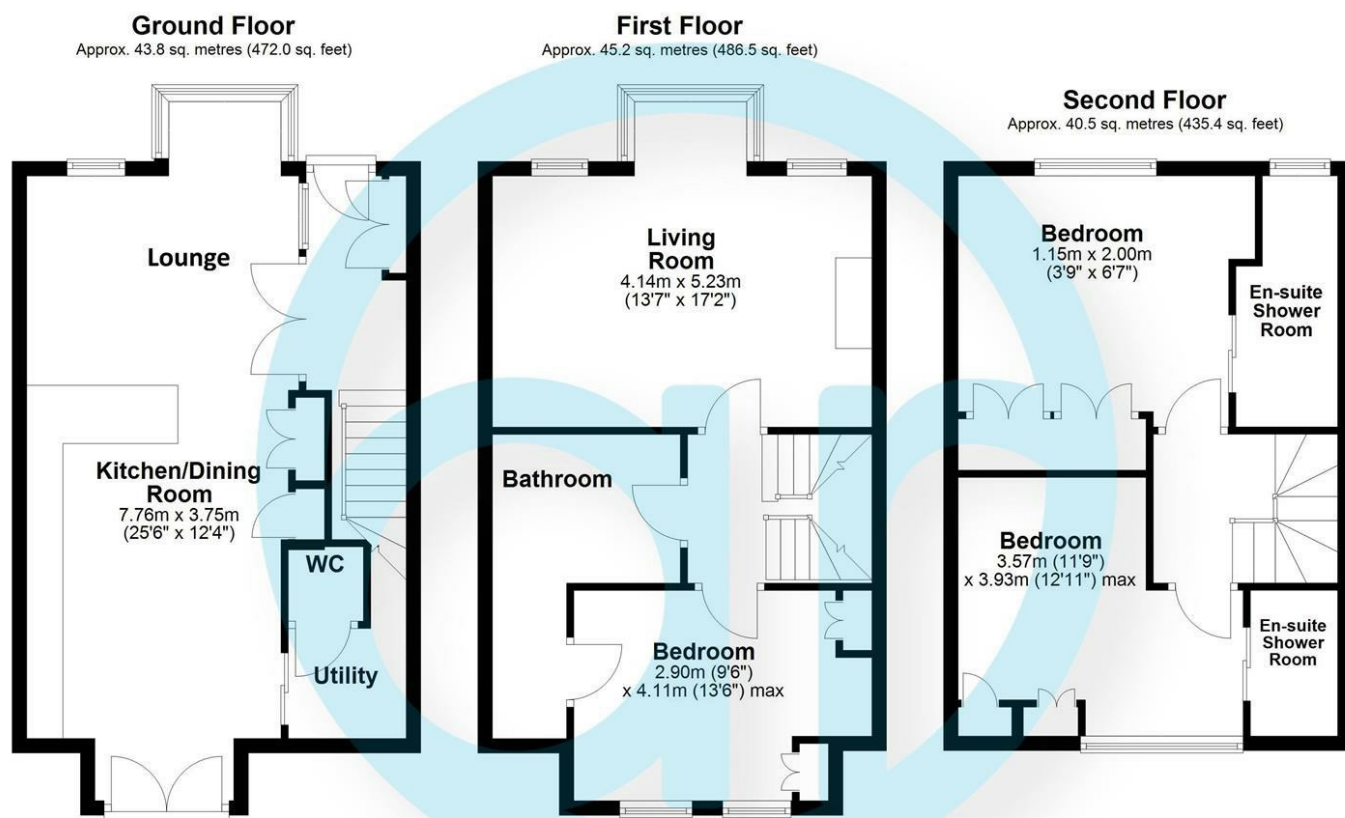


Nestled in the historic town of Arundel, the property is just a short stroll from local shops, restaurants, and leisure amenities. Excellent transport links to the surrounding areas are easily accessible via the A27 and A284, and Arundel's mainline train station, offering direct services to London and the coast, is less than a mile away.



EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 129.5 sq. metres (1393.9 sq. feet)

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