



**OVER 60?**

Secure this property  
for up to **59% less!**

**Guide Price**  
**£700,000**  
**Freehold**

3x  2x  2x 

Nineveh Shipyard, Arundel, West Sussex,  
BN18

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## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen/ Dining/ Family room: 27'9 x 11'1 (8.46m x 3.38m)

Utility & Cloakroom

### FIRST FLOOR

Landing

Lounge: 15'6 x 14'7 (4.73m x 4.45m)

Bedroom 2: 12'6 into fitted wardrobes x 11'0 (3.81m x 3.36m)

En Suite Shower Room

### SECOND FLOOR

Landing

Bedroom 1: 15'6 x 11'5 into fitted wardrobes (4.73m x 3.48m)

Bedroom 3: 13'11 x 8'10 (4.24m x 2.69m)

Bathroom

### OUTSIDE

Private Parking

Rear Garden

Communal Garden

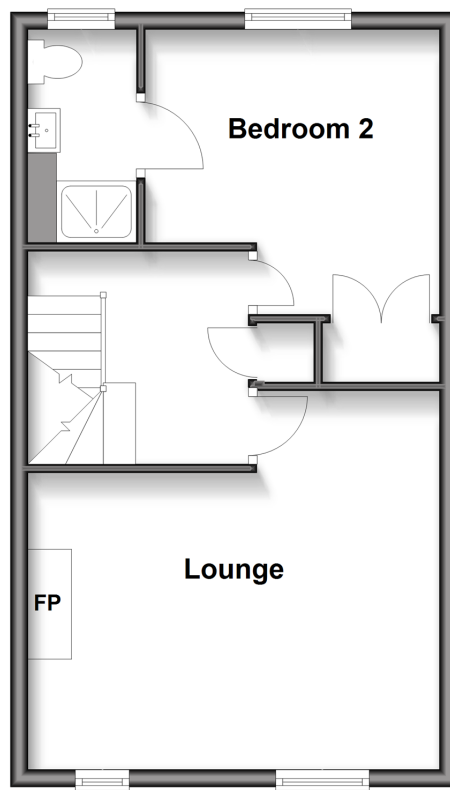
### Ground Floor

Approx. 39.5 sq. metres (425.6 sq. feet)



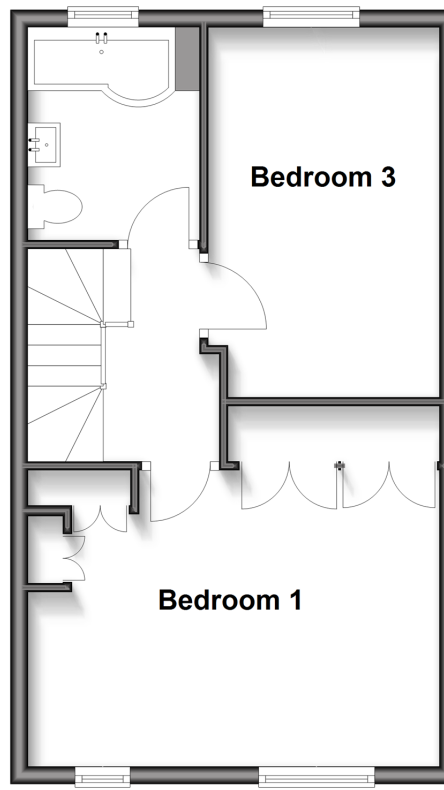
### First Floor

Approx. 39.5 sq. metres (425.6 sq. feet)



### Second Floor

Approx. 39.5 sq. metres (425.6 sq. feet)







## Main features

- Fully refurbished town house offering bright, contemporary and stylish space
- Spacious open plan living space with modern appliances breakfast bar and bi fold doors
- Modern bathroom & en suite, fitted wardrobes in principal rooms- which boast stunning views
- A few moments walk to Arundel centre with boutiques, eateries and pretty riverside gardens
- Beautiful newly paved rear courtyard garden



### Nearest Schools

Primary Schools: St Philip's Catholic Primary, Arundel 0.3 miles, Arundel CoFE Primary 0.7 miles

Secondary Schools: St. Philip Howard Catholic High School, 6.7 miles, Bishop Luffa CoFE Secondary, 12.6 Miles



### Transport Information

Train Stations: Arundel 0.5 miles, Ford 1.9 miles, Amberley 3.0 miles



### Address

Nineveh Shipyard, Arundel, West Sussex, BN18



### Directions

For directions to this property please contact us.





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Call Arundel Branch 01903 884420 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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