



NINEVEH SHIPYARD | ARUNDEL | BN18 9SU



7, NINEVEH SHIPYARD, ARUNDEL, BN18 9SU

GUIDE PRICE £735,000 FREEHOLD

- Fully Refurbished Townhouse
- Convenient Location
- Open-Plan Kitchen/Dining/Family Room
- Ground Floor Cloakroom
- Contemporary Sitting Room
- Three Double Bedrooms
- Family Bathroom & Ensuite Shower Room
- Courtyard Garden
- Parking & Guest Parking

A fully refurbished beautifully presented townhouse in a sought-after location enjoying views over the Castle and Cathedral. The accommodation comprises three double bedrooms, open-plan kitchen/dining/family room, and courtyard garden with private parking.

Situated within a few short steps of the facilities in Arundel town centre. Arundel mainline train station is about half a mile distance with road links to surrounding areas also close by.

The ground floor comprises entrance hall opening into the impressive open-plan kitchen/dining/family room with bi-fold doors to the garden. The fitted kitchen features a range of units with wooden surfaces and incorporates a dishwasher, freezer, large fridge, oven and gas hob, together with a breakfast bar. There is a separate utility room with WC & hand wash basin.

On the first floor is the contemporary sitting room with wooden flooring and a DRU Maestro feature gas fire. There is a double bedroom located at the rear of the property enjoying a modern ensuite shower room and Castle views.

On the second floor are two further double bedrooms, with the main bedroom being of generous size and benefitting from built-in wardrobes. The family bathroom is fitted with a bath with wall shower, wash basin, WC & heated towel rail.

Outside, the rear garden features raised planted borders and two areas of raised decking. There is a gate allowing rear access.









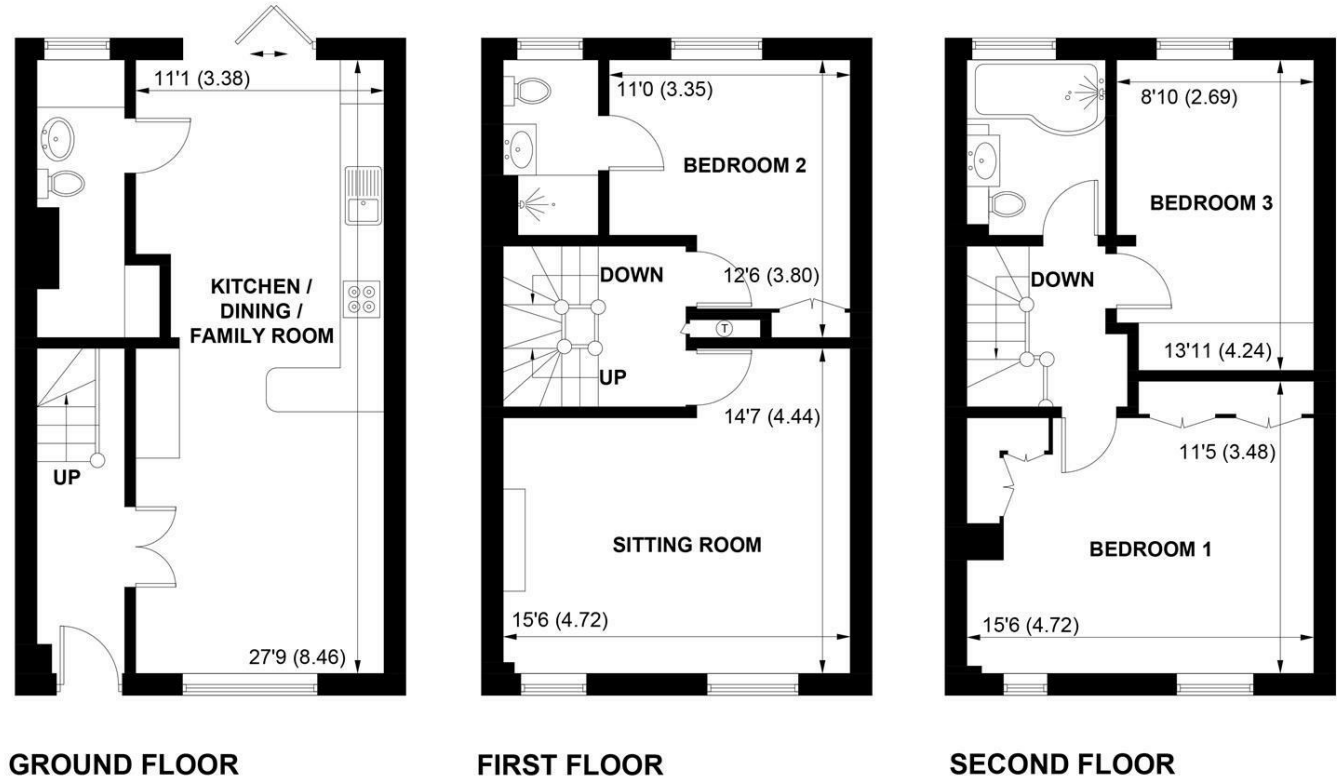




EPC Band - Current - C Potential - B

Council Tax Band F

From our office in the High Street continue down the High Street to the mini roundabout, turn right and then immediately left into River Road and Nineveh Shipyard will be found after a short way on the right.



APPROXIMATE GROSS INTERNAL AREA = 1293 SQ FT / 120.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©

Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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