



27 NINEVEH SHIPYARD

ARUNDEL | BN18 9SU

Sw
Sims Williams

27, NINEVEH SHIPYARD, ARUNDEL, BN18 9SU

GUIDE PRICE £650,000 FREEHOLD

- Central Riverside Townhouse
- South Facing Terrace
- Open Plan Living Room
- Master Suite with Ensuite
- Large Balcony from Living Room
- 2 Double Bedrooms
- Study/Bedroom 3
- Double Covered Carport
- No Onward Chain

A 3 bedroom riverside townhouse with covered car port situated in a no through road in Arundel Old Town within striking distance to all Arundel's amenities and Arundel train station.

The property is accessed via the covered car port with parking and storage. Bedroom 3 is situated on the ground floor with doors to the riverside terrace, there is a separate back door, WC and stairs to the first floor.

The large open plan sitting & dining room is dual aspect and has French doors leading to a balcony which enjoys river views and space for table and chairs, there is a feature fireplace and door through to the kitchen.

The kitchen is fitted with a range of eye to base level units that are integrated with a fridge/freezer, dishwasher, dual ovens and washing machine.

On the second floor there is a further 2 double bedrooms, both benefitting from fitted cupboard and the master bedroom benefitting an ensuite fitted with a shower, wash basin and WC, there is also a family bathroom.

Outside is a courtyard garden which is paved for easy maintenance and views out to the river with ample of space for table and chairs. There is a double covered carport.













EPC Band - Current - C Potential - C

Council Tax Band F

From our office at 8a High Street, continue down the High Street to the mini roundabout, turn right and then immediately left into River Road. Nineveh Shipyard will be found on the left hand side.



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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