


# 21 NINEVEH SHIPYARD

ARUNDEL | BN18 9SU

Sw
Sims Williams

# 21, NINEVEH SHIPYARD, ARUNDEL, BN18 9SU

## GUIDE PRICE £775,000 FREEHOLD

- Beautifully Presented Terraced Townhouse
- Fabulous River Arun Views
- Modern Fitted Kitchen/Breakfast Room
- Refurbished to High Standards with Lift
- Sitting Room with Double Doors to Balcony
- Principal Bedroom with Ensuite Shower Room
- Two Further Bedrooms & Shower Rooms
- Private Walled Courtyard Garden
- Offered with No Onward Chain







A beautifully refurbished three-bedroom townhouse enjoying delightful river views and thoughtfully upgraded to an exceptional standard throughout. Recent improvements include replacement windows, a new balcony, and the addition of a lift providing convenient access to all floors.

The accommodation is arranged over three floors and offers versatile, light-filled living spaces. On the ground floor, a welcoming entrance hall leads to a stylish contemporary kitchen/breakfast room with solid oak flooring, space for appliances and opens directly onto a landscaped courtyard garden. The courtyard benefits from rear access to the garage and allocated parking. Also on this floor is an elegant dining room, which could equally serve as a second sitting room, featuring a bay window with attractive views towards Nineveh Gardens and the river beyond. A cloakroom completes the ground floor.

The first floor is centred around a superb south-facing living room, opening onto a private balcony and enjoys River views. This floor also provides a double bedroom, a study, and a modern shower room. On the second floor, the principal bedroom benefits from fitted wardrobes and a well-appointed en suite shower room. A further double bedroom and a family bathroom complete the accommodation.

Further features include excellent storage throughout, a garage, off-street parking, and beautifully presented interiors, creating a turnkey home in a highly desirable riverside setting.

AML & ID Compliance Checks
As part of our compliance requirements, all prospective purchasers are required to complete an electronic AML and identity check. A fee of £40 + VAT (£48 including VAT) per purchaser is payable for this service.















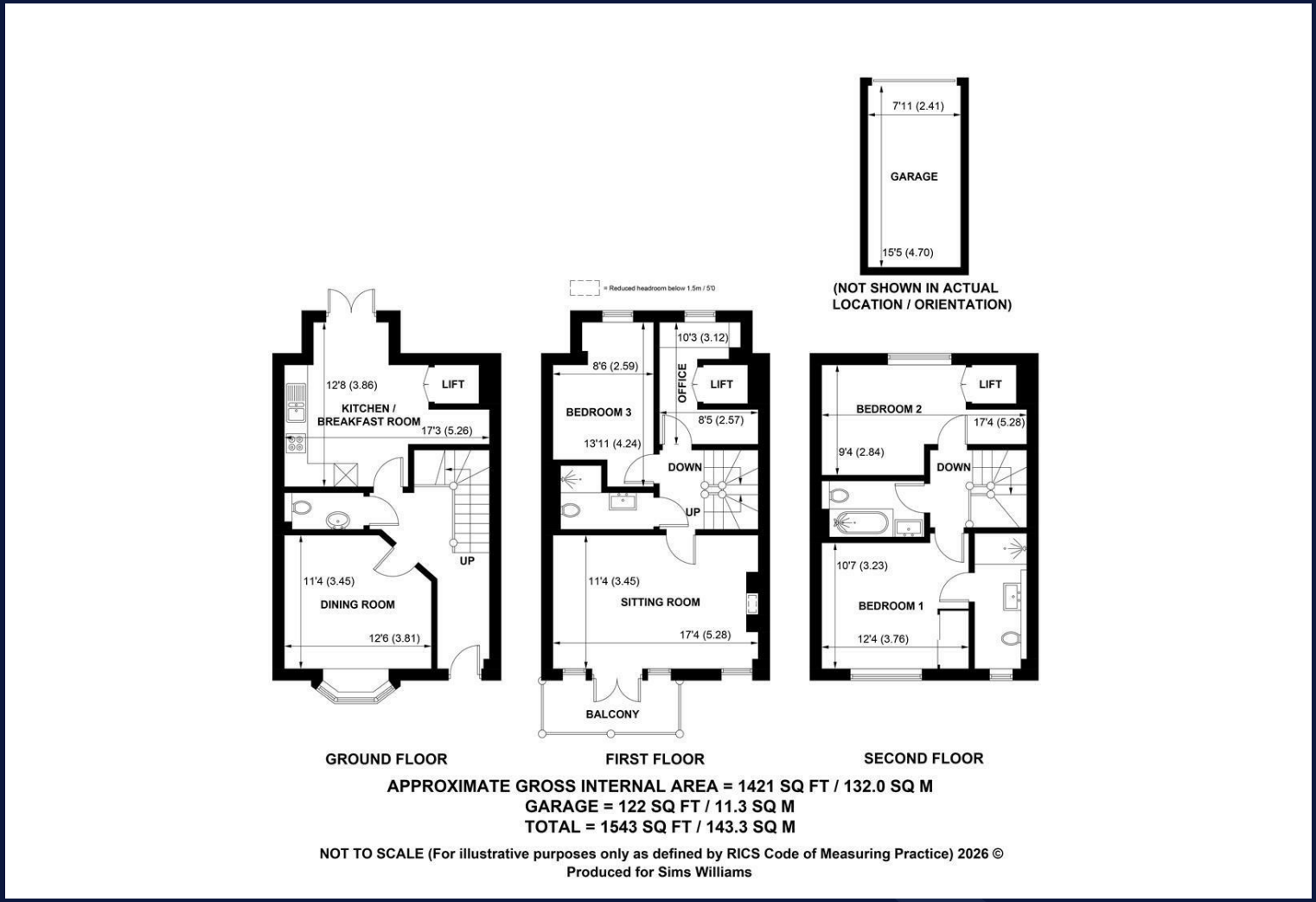




EPC Band - Current - C  Potential - B

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. 21 Nineveh Shipyard can be found on the right-hand side.




**APPROXIMATE GROSS INTERNAL AREA = 1421 SQ FT / 132.0 SQ M**
**GARAGE = 122 SQ FT / 11.3 SQ M**
**TOTAL = 1543 SQ FT / 143.3 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©**
**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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