



## 2 NINEVEH SHIPYARD

ARUNDEL | BN18 9SU

*SW*

Sims Williams

## 2., NINEVEH SHIPYARD, ARUNDEL, BN18 9SU

GUIDE PRICE £800,000 FREEHOLD

- Beautifully Presented Townhouse
- Garage, Parking & Guest Parking
- Modern Fitted Kitchen/Breakfast Room
- Spacious Living Room with River Views
- Principal Bedroom with Ensuite
- Three Further Bedrooms
- Courtyard Garden & Rear Access
- Views to Arundel Castle & River Arun
- No Onward Chain

A beautifully presented four-bedroom modern townhouse, perfectly positioned within one of Arundel's most sought-after locations.

This elegant home enjoys superb natural light throughout, with fabulous outlooks that stretch toward Arundel Castle, the river Arun, and the charming historic town. The property is arranged over three floors; the accommodation offers versatility for modern living. The property is offered with no onward chain. Thoughtfully maintained and tastefully updated, the home has recently undergone redecoration, been fitted with new carpeting, and benefits from modern replacement windows throughout.

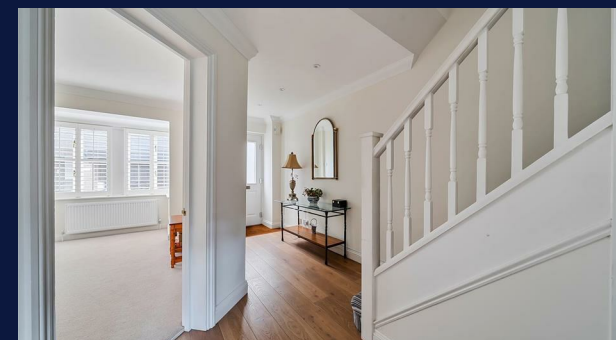
On arrival you are welcomed into the hallway, featuring oak flooring, storage cupboard and ground floor cloakroom, with access into the separate light and bright dining room.

A contemporary, well-equipped kitchen/breakfast room has been fitted with base and eye level units with integrated fridge/freezer, dishwasher, ovens and hob. The kitchen also enjoys elevated views toward Arundel Castle and there is space for table and chairs. Doors open onto the courtyard. There is a large reception room to front which can be used as a formal dining room or living room.

To the first floor there is the spacious sitting room with far reaching views towards the river Arun with large bay window. On this floor there is also a study/bed 4 and double bedroom with fitted wardrobes..

On the second floor is the principal suite completed with fitted wardrobes and a stylish en-suite shower room. There is a further double bedroom with walk in wardrobe and modern family shower room.

Outside is a well maintained courtyard which has been paved for easy maintenance with rear gate access to the garages.









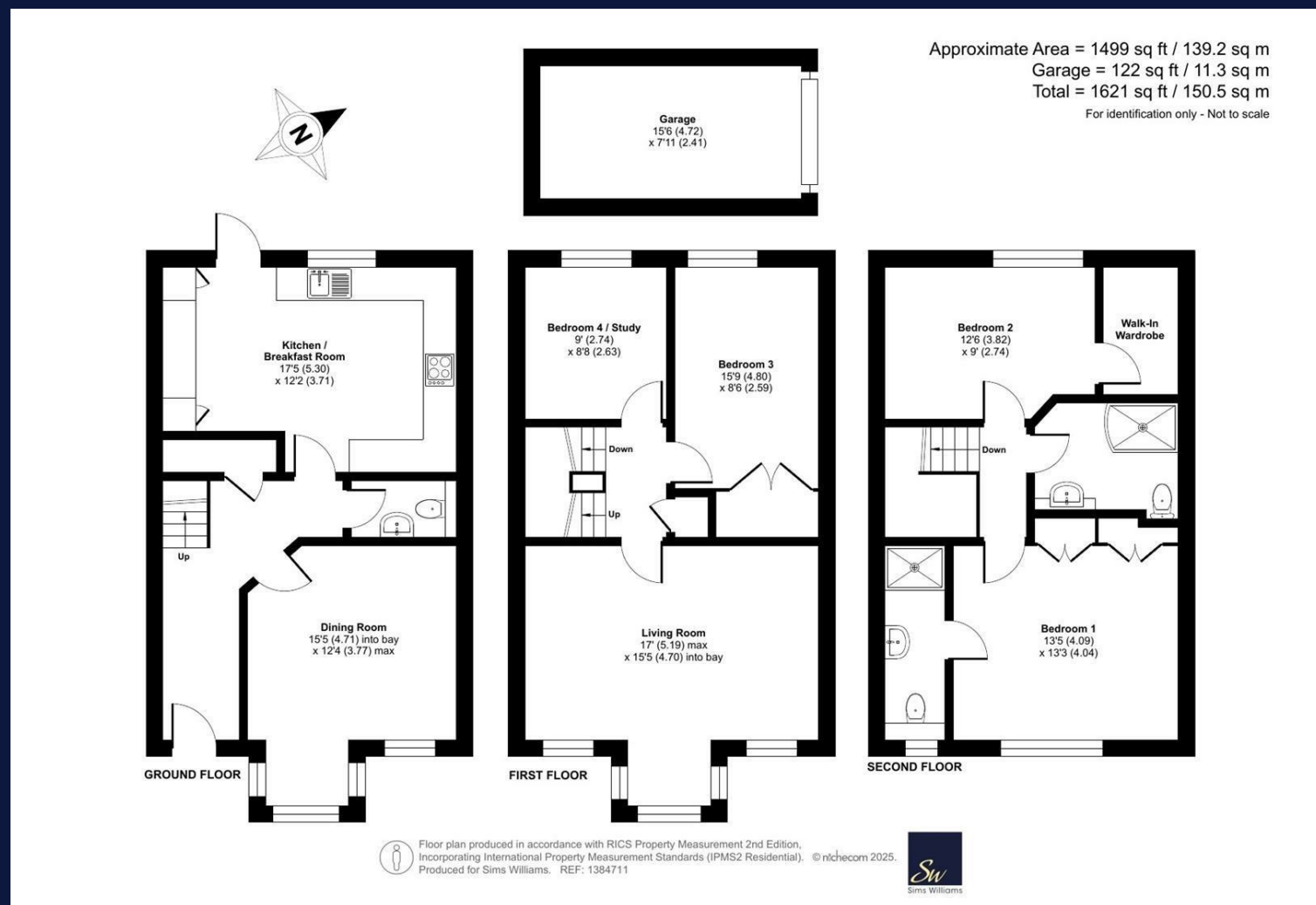




EPC Band - Current - C Potential - B

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. 2 Nineveh Shipyards can be found on the right-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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