



# 17 NINEVEH SHIPYARD

ARUNDEL | BN18 9SU





## 17, NINEVEH SHIPYARD, ARUNDEL, BN18 9SU

GUIDE PRICE £730,000 FREEHOLD

- Well Presented Terrace Townhouse
- Located in Arundel Town Centre
- Fitted Kitchen/Breakfast Room
- Separate Dining Room
- Principal Bedroom with Ensuite
- 3 Further Bedrooms
- Courtyard Garden
- Garage
- No Onward Chain

An excellent opportunity to purchase a well-presented townhouse, ideally situated within easy walking distance of local amenities. The property also benefits from a nearby mainline railway station, providing direct services to London and coastal destinations.

The welcoming entrance hall gives access to all principal rooms, including a ground floor cloakroom and a useful under stairs cupboard. The kitchen/breakfast room is fitted with an attractive range of base and eye-level units, with integrated appliances comprising dual ovens, gas hob, dishwasher, and fridge/freezer, together with space and plumbing for a washing machine. A separate dining room completes the ground floor.

On the first floor, the spacious and light-filled sitting room features a contemporary electric fireplace, while two additional bedrooms are also located on this level, one of which is currently arranged as a study.

The top floor offers a generous principal bedroom with fitted wardrobes and an en suite shower room. There is also a further double bedroom with fitted wardrobes and a family bathroom with shower over bath, wash basin and WC.

Externally, the courtyard garden has been paved for ease of maintenance and is complemented by planted pots. A rear gate provides access to Nineveh Shipyard, where parking and garaging facilities are available.

This property is offered with no onward chain.





















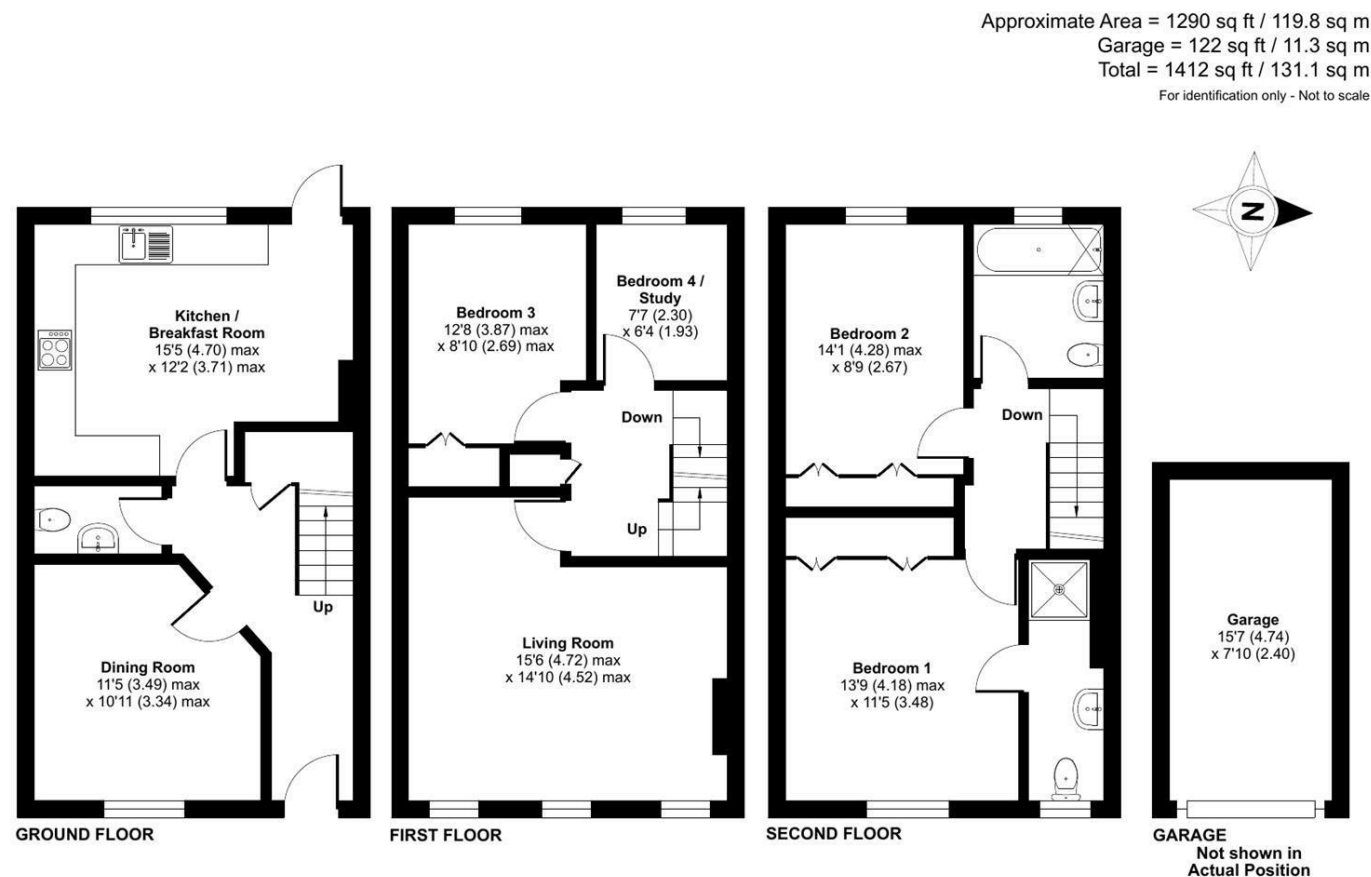




EPC Band - Current - C Potential - C

Council Tax Band F

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Sims Williams. REF: 1354614



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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