

14 NINEVEH SHIPYARD

ARUNDEL | BN18 9SU

Sims Williams

14, NINEVEH SHIPYARD, ARUNDEL, BN18 9SU

PRICE GUIDE £950,000 FREEHOLD

- Impressive Townhouse
- Quiet Central Arundel Location
- Open Plan Kitchen/Living/Dining Room
- Smart Dual Aspect Sitting Room
- Wooden Flooring & Bi-fold Doors
- Principal Bedroom with Ensuite
- 3 further spacious Bedrooms
- West Facing Courtyard Garden
- Garage & Residents Parking







Situated in the heart of the historic town of Arundel with its shops, restaurants and leisure facilities only a short distance away. There are good road links to surrounding area via the A27 & A284. Arundel mainline train station with its London and coastal service is less than a mile away.

The ground floor leads from the spacious entrance hall into the wonderful open-plan kitchen/dining/family room complete with wooden flooring and bifold doors opening to the garden. The modern kitchen is fitted with a range of units with a Butler sink, range cooker and space for further appliances. There is a ground floor cloakroom with WC and hand wash basin and plumbing for washing machine.

On the first floor is the elegant dual aspect 25ft drawing room featuring built-in enclosed bookshelves and a feature fireplace with gas fire. There is a double bedroom with fitted wardrobes and a stylish ensuite shower room. There is a further double on this floor which also has fitted wardrobes and is currently being used as a study.

The second floor comprises the master suite with fitted wardrobes, ensuite shower room, dressing room/single bedroom and family bathroom with roll-top bath, hand wash basin & WC.

Outside, the delightful west facing courtyard garden is paved for easy maintenance with beautifully planted mature raised borders. There is a gate to the private car park and garage en bloc and additional private resident and visitors parking.

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.















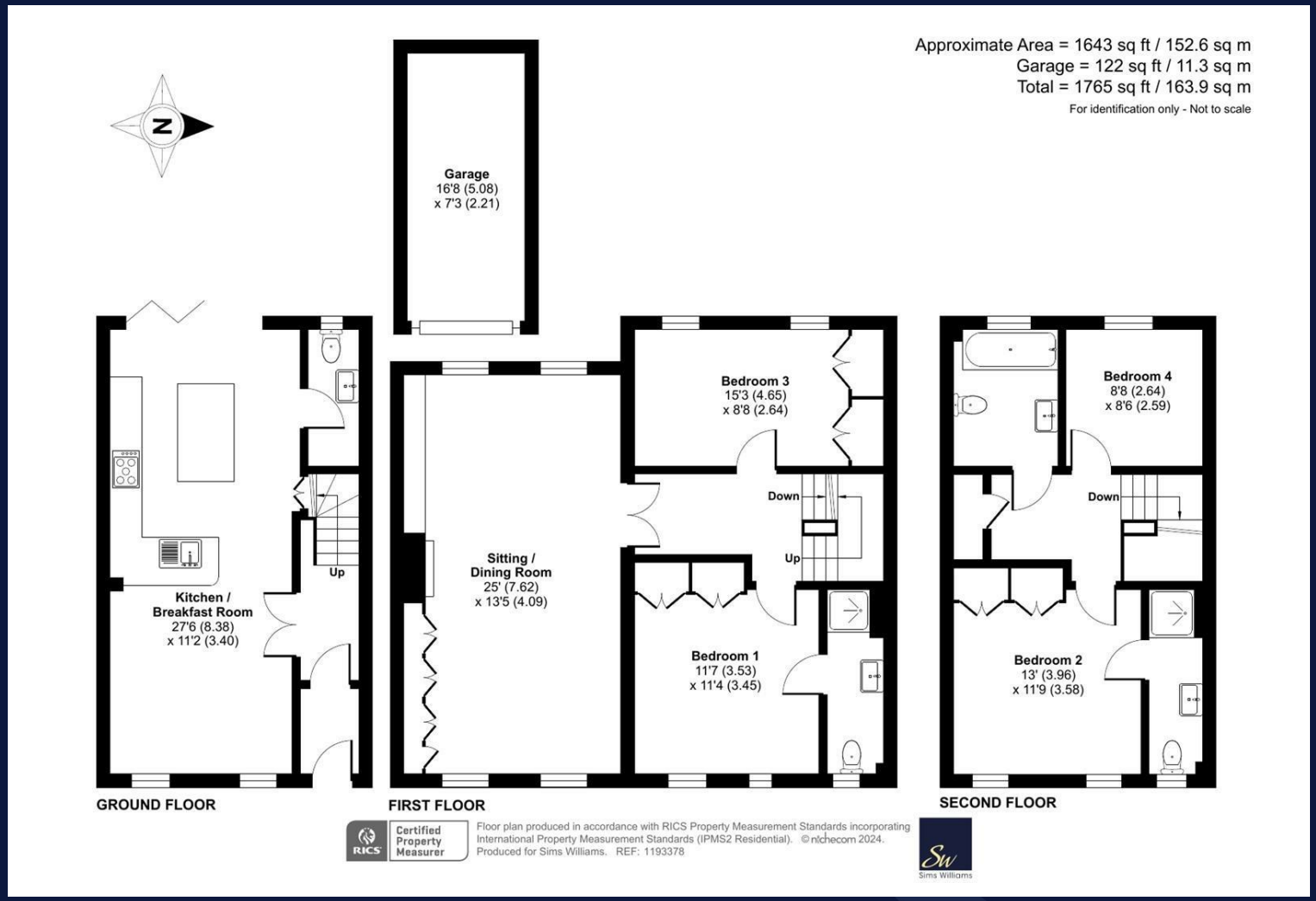




EPC Band - Current - C Potential - C

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.



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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