



**Price**  
**£650,000**

**Freehold**

3x  2x  2x 

**Nineveh Shipyard,  
Arundel, West Sussex,  
BN18**

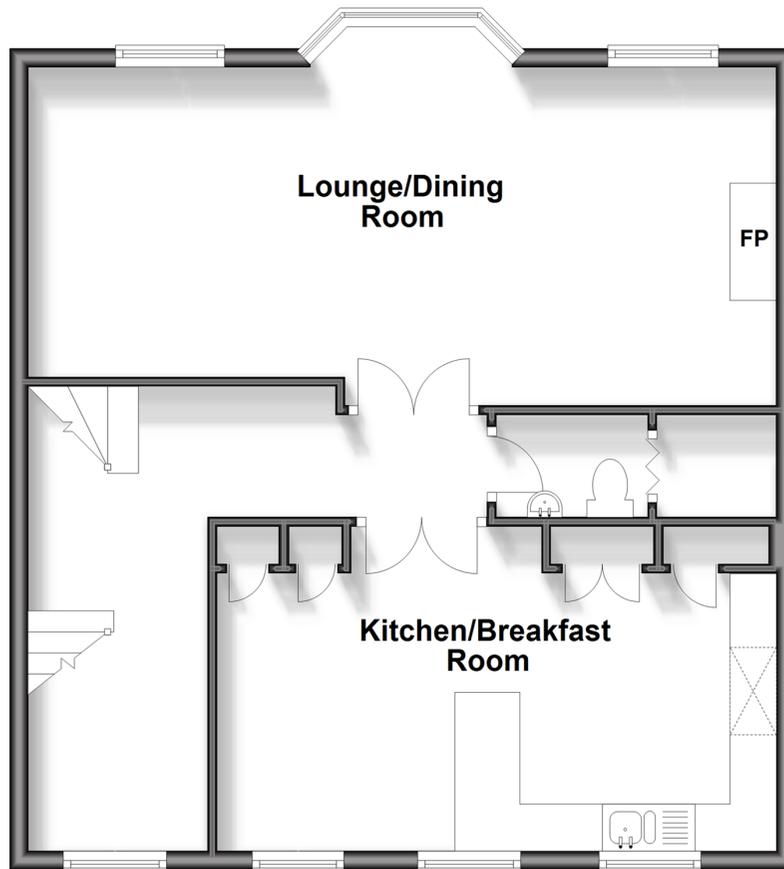
**OVER 60?**

Secure this property  
for up to **59% less!**

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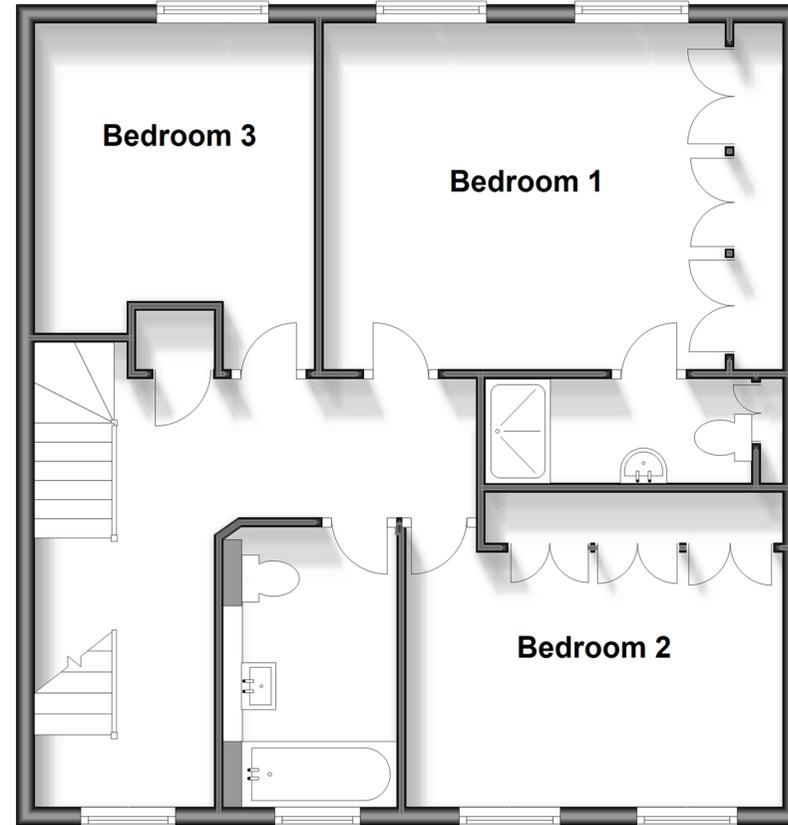
## First Floor

Approx. 67.7 sq. metres (729.2 sq. feet)



## Second Floor

Approx. 67.5 sq. metres (726.0 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Stairs to First Floor

### FIRST FLOOR

Kitchen/ Breakfast Room : 19'9 x 11'5  
(6.02m x 3.48m)  
Lounge/ Diner: 26'7 x 11'11 (8.11m x  
3.63m)  
Cloakroom/ Utility Cupboard

### SECOND FLOOR

Second Floor Landing  
Bedroom 1: 16'4 x 12'4 (4.98m x  
3.76m)  
En Suite Shower Room  
Bedroom 2: 13'5 x 11'2 (4.09m x 3.41m)  
Bedroom 3: 12'4 x 9'11 (3.76m x 3.02m)  
Bathroom

### OUTSIDE

Parking  
Garage



## Main features

- Stunning split level purpose built apartment with ground floor private entrance
- Parking with garage
- Located on desirable river side development
- Immaculately finished throughout with modern kitchen and high spec bathrooms
- Bay window seating with views over the river Arun



### Nearest Schools

Primary Schools: St Philip's Catholic Primary, Arundel 0.3 miles, Arundel CofE Primary 0.7 miles, Flora McDonald Junior School 2.5 miles

Secondary Schools: Cornfield School, Littlehampton 2.4



### Transport Information

Train Stations: Arundel 0.5 miles, Ford 1.9 miles, Amberley 3.0 miles



### Address

Nineveh Shipyard, Arundel, West Sussex, BN18



### Directions

For directions to this property please contact us.



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Call Arundel Branch 01903 884420 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:

23217245/20240410/IB/DW