



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

Other Financial Services:

- Mortgage Protection
- Life Insurance
- Critical Illness Cover
- Income Protection
- Buildings & Content Insurance
- Landlord Insurance



ARMSTRONG GORDON



64 The Promenade Portstewart BT55 7AF
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	46 E	
21-38	F		
1-20	G		

PORTRUSH

25A Mark Street Lane

BT56 8BS

Offers Over £164,500

028 7083 2000
www.armstronggordon.com

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

An exceptionally spacious loft-style town centre apartment spanning two floors with dual access points, conveniently located near local amenities. Although classified as a one-bedroom, its vast interior offers incredible potential for subdivision or renovation. Retaining original steel beams and charming period features, this unique property presents a fantastic opportunity for customization and modern living.

Travelling along Kerr Street to the Harbour turn right onto Main Street. At the former Londonderry Bar turn right onto Atlantic Avenue and first left onto Mark Street Lane. Number 25a Will be located on your left hand side.

ACCOMMODATION COMPRISES:

FIRST FLOOR:

Accessed from fire escape.

Open Plan Lounge/Kitchen/Dining Area:

30'1 max x 25'0 max

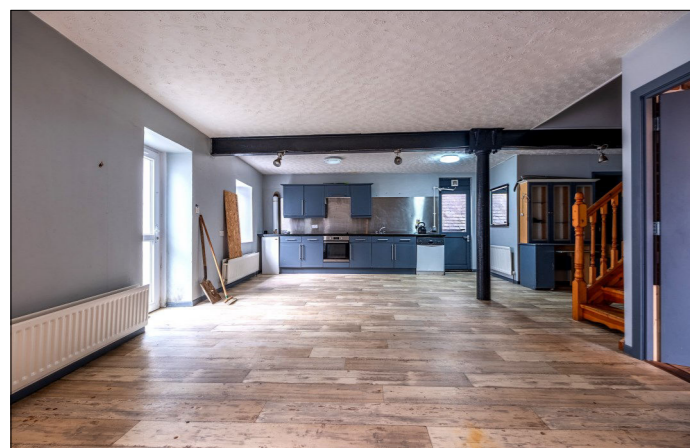
Kitchen/Dining Area:

With single drainer stainless steel sink unit, high and low level built in units with stainless steel splashback, ceramic hob, integrated oven with extractor fan above, plumbed for automatic dishwasher, boiler, additional storage with glass cabinet, pull out desk, hot press and laminate wood floor.



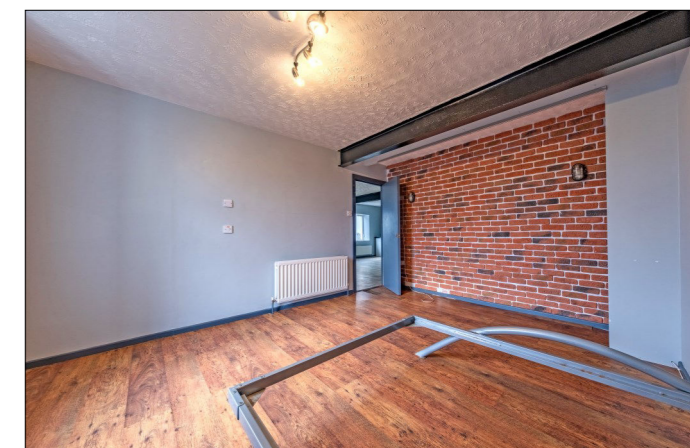
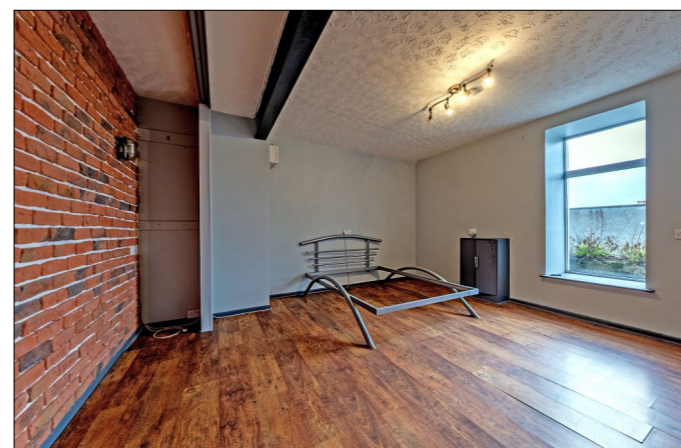
Lounge:

With slate hearth for feature fireplace and laminate wood floor.



Bedroom 1:

With feature exposed brick, wired for wall lighting and laminate wood floor. 13'7 x 12'7



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback, electric shower over bath, extractor fan and laminate wood floor.

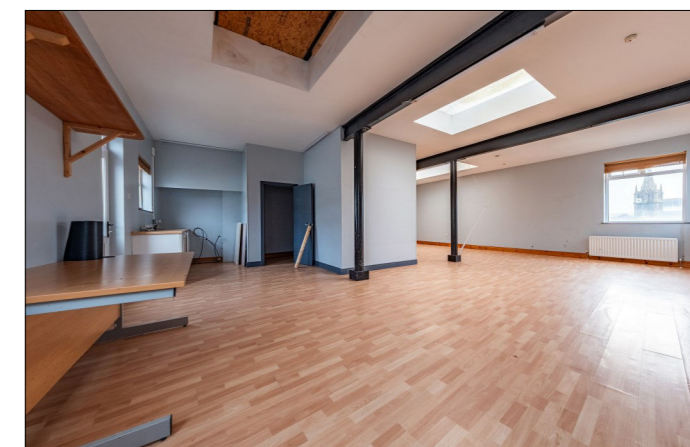
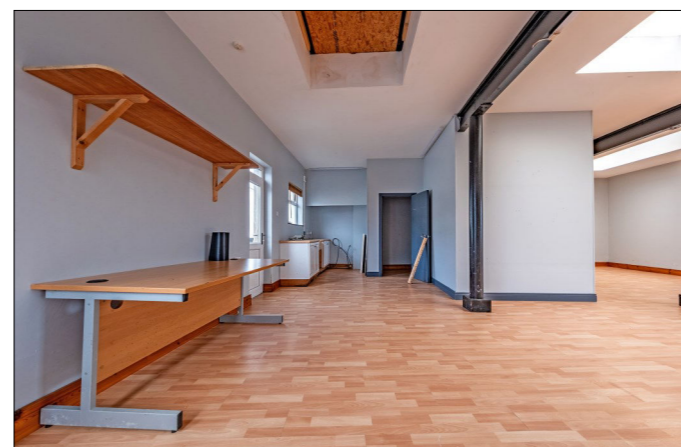
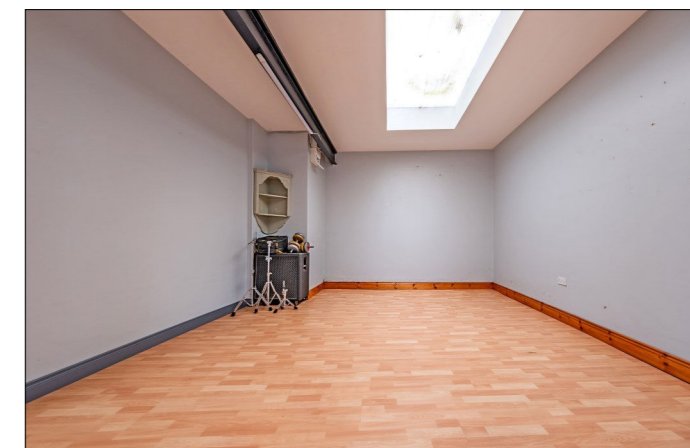
SECOND FLOOR:

Landing:

With laminate wood floor.

Open Plan Lounge Area: 31'6 x 28'5

With laminate wood floor.



Utility Area:

With Belfast sink unit, low level units, plumbed for automatic washing machine, access to fire escape and extractor fan.



SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows & Doors
- ** Loft Style Apartment Over Two Floors In Central Portrush
- ** Possibly Suited For Subdivision Subject To Necessary Consents
- ** Very Central Location Close To All Shops, Cafes, Restaurants & Local Amenities
- ** Agent Is Informed Roof Structure Is Of Sufficient Strength To Carry A Roof Garden
- ** Cash Buyers Only

TENURE:

Leasehold

RATES:

£735.30 p/a Approx. (2024—2025)

PLEASE NOTE:

Current owners use the landing space at the top of the fire escape as a sit out barbeque area. We are advised that the railings need works to make compliant.

MAP:

