



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



ARMSTRONG GORDON & Company Limited
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



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 | | |
| 39-54 | E | 42 E | 51 E |
| 21-38 | F | | |
| 1-20 | G | | |

PORTRUSH

23 Lansdowne Crescent

BT56 8AY

Offers Over £675,000

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

A unique opportunity to own a beautifully positioned three bedroom property located on the iconic Lansdowne Crescent in the heart of Portrush. This charming home enjoys uninterrupted panoramic views of the Atlantic Ocean, Skerrie Isles, East Strand Beach, Whiterocks and beyond, capturing the natural beauty of the North Coast from every angle. Externally the property offers garden area to front and rear plus the added benefit of a detached garage accessed off Lansdowne Lane. Set on an elevated site, the property offers immense potential, whether as a stunning coastal residence or a lucrative investment opportunity. Subject to the necessary statutory planning permissions, the property may also offer development potential for apartments, making it particularly appealing to developers seeking a landmark location.

From Portrush Harbour head through Ramore Street onto Ramore Avenue past the former tennis courts. Turn right as you reach Lansdowne Car Park and No 23 will be located on your right hand side just after the Kraken Fish Bar.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Sun Porch:

With views across Atlantic Ocean and Skerries.
10'7 x 8'4



Entrance Hall:

3'9 with tiled floor.

Separate W.C.:

With wash hand basin with storage below and tiled floor.



Lounge:

With brick surround fireplace with tiled hearth and wood mantle and views across Atlantic Ocean and Skerries. 14'6 x 11'0



Kitchen:

With bowl and half stainless steel sink unit, high and low level built in units, space for cooker, integrated fridge, plumbed for automatic washing machine, saucepan drawers, part tiled walls, part PVC panelled walls and strip lighting. 11'6 x 9'3



Reception/Bedroom:

With PVC sliding door through to conservatory:
12'9 x 11'0

Rear Porch:

With boiler, tiled floor and door leading to large storage room with door leading to bedroom and pedestrian door leading to rear.

Utility Area:

7'1 x 6'2

Store Room:

With light and power points, space for additional fridge freezer and PVC door leading to rear garden.
17'0 x 9'2

Bedroom 1:

With wash hand basin with tiled splashback.
10'7 x 10'0



Conservatory:

With tiled floor and PVC door leading to rear garden. 11'3 x 8'0



FIRST FLOOR:

Landing:

With access to roof space and views across Atlantic Ocean and Skerries.

Bedroom 2:

With built in slide robes. 11'6 x 10'6

Bedroom 3:

With views across Atlantic Ocean and Skerries. 11'6 x 11'1

Bedroom 4:

11'1 x 10'4

Shower Room:

With white suite comprising w.c., wash hand basin, PVC cladded walk in shower cubicle with electric shower, shaver point, hot press, part tiled walls, and part PVC panelled walls.

EXTERIOR FEATURES:

Garden to rear is fenced in with paved patio area with access to greenhouse and additional garden area with established shrubbery, trees and plants. Concrete and tarmac driveway leading to rear and side, accessed by vehicle gates from Lansdowne Lane, leading to detached garage 23'0 x 22'7 with light and power points.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Detached Garage To Rear
- ** Possibility Of Redevelopment Subject To Necessary Consents
- ** Very Popular Area With Views Across Atlantic Ocean & Skerries Isles



TENURE:

Freehold

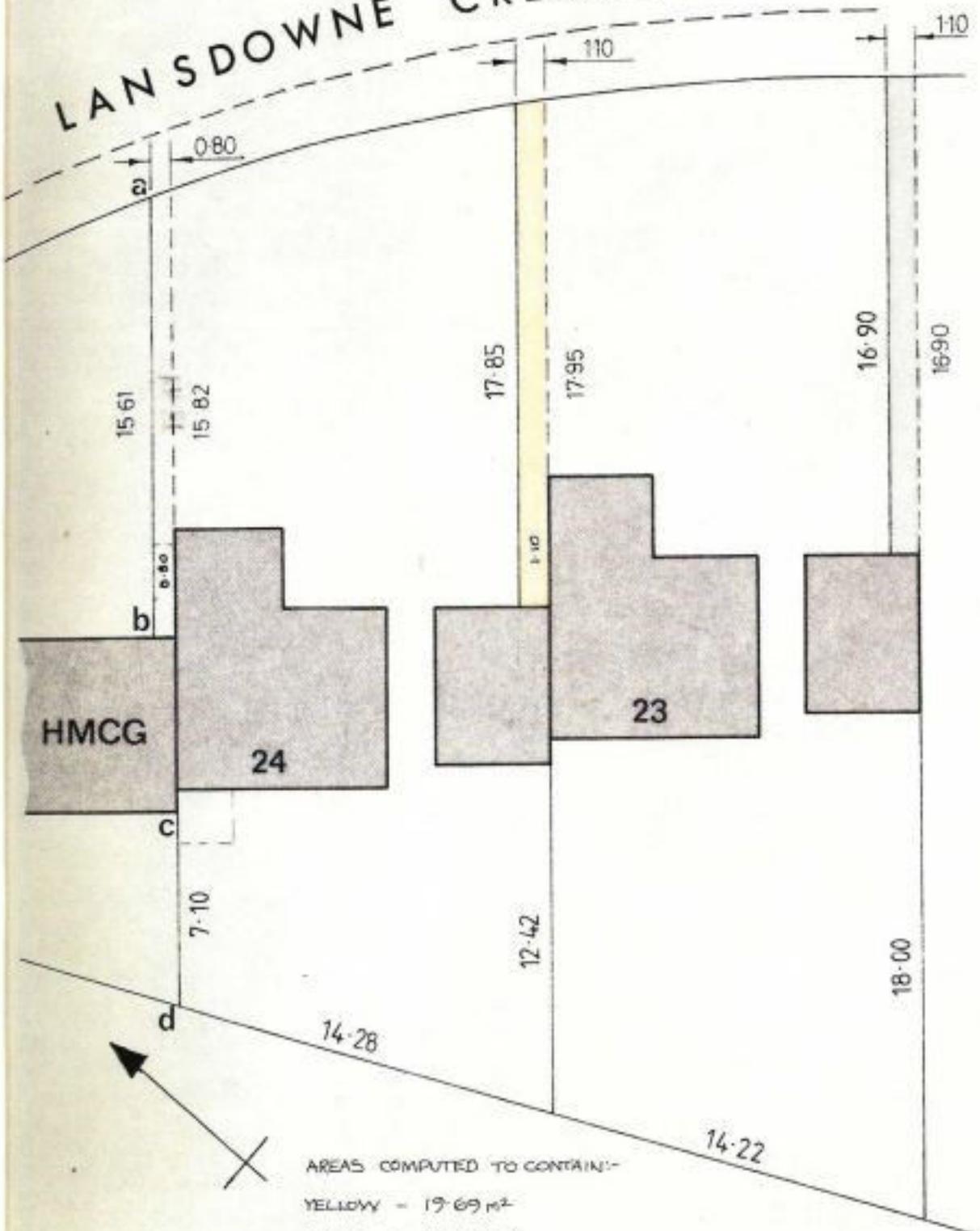
CAPITAL VALUE:

£210,000 (Rates: £2058.84 p/a approx.)



LAN A

LANSLOWNE CRESENT



AREAS COMPUTED TO CONTAIN:-
 YELLOW - 19.69 m²
 BLUE - 18.09 m²

THIS MAP TO BE USED IN CONJUNCTION WITH PLAN B

| | | | |
|------------------------------------|---------------------------------|--------------------|---------------------|
| 23 & 24 LANSLOWNE CRES PORTRUSH | DRAWN <i>[Signature]</i> | SCALE 1:200 APPROX | NO. 3231a/OCT/82 |
| | | DATE 05.10.82 | |
| PLAN A | Property Services Agency · DOE. | | |