

# FOR SALE

A SUPERB BUILDING PLOT  
WITH SPECTACULAR SEA VIEWS

53

FIFTY THREE

PROSPECT ROAD • PORTSTEWART

PRICE ON APPLICATION



**53**  
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**This is a fantastic opportunity to acquire a superb coastal building plot for a 2815 sq ft contemporary home**

**Negotiable terms for purchase with site and independent construction contract available**

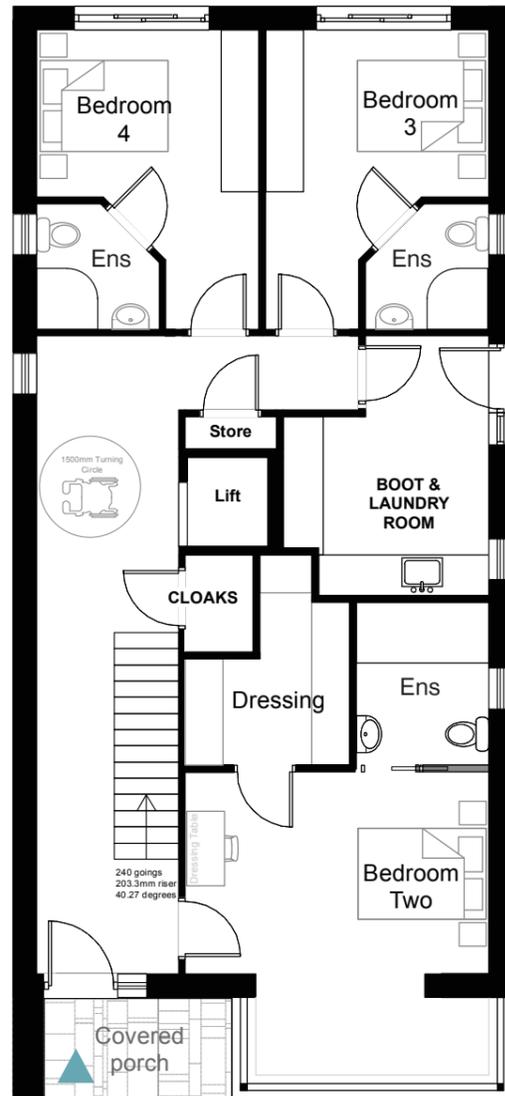
SITE 1

< FRONT ELEVATION VIEW CGI  
 The architectural 3D perspective is for illustration purposes only

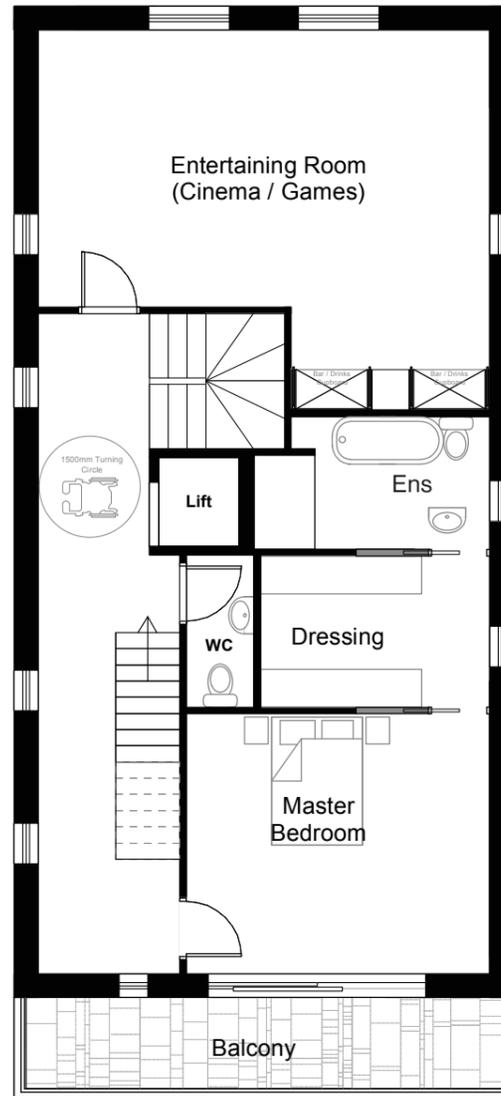
# HOUSE TYPE A

Floor plans showing option with lift

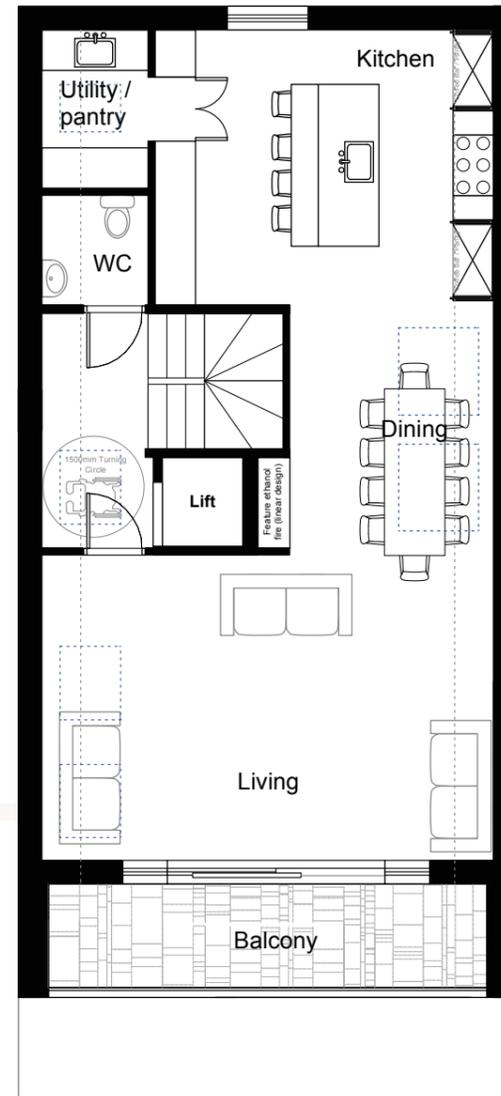
## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



### GROUND FLOOR Metres

Entrance Hall with Cloakroom	
Bedroom 2 (max)	4.50 x 2.99
Dressing Room (max)	3.11 x 2.43
Ensuite	2.41 x 1.96
Bedroom 3 (max)	4.43 x 3.30
Ensuite	1.85 x 1.81
Bedroom 4	4.43 x 3.30
Ensuite	1.85 x 1.81
Boot/Laundry Room	3.85 x 3.05
Store	

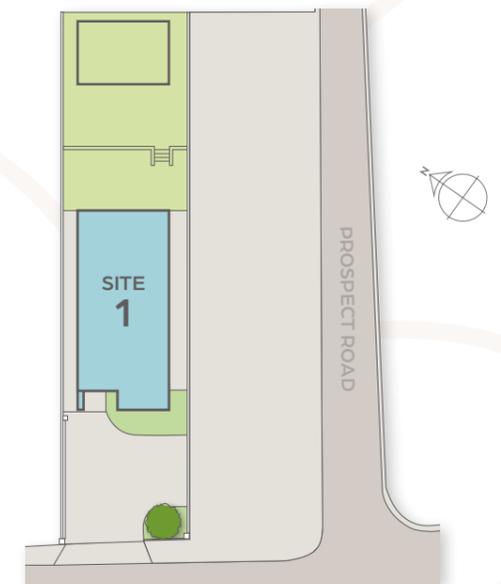
### FIRST FLOOR Metres

Principal Bedroom (max)	4.50 x 3.85
Dressing Room (max)	3.39 x 2.23
Ensuite (max)	3.49 x 1.86
Entertainment Room (max)	6.70 x 5.61
WC	2.23 x 1.00
Balcony	7.10 x 1.35

### SECOND FLOOR Metres

Kitchen	5.02 x 4.09
Dining	3.85 x 3.02
Living	6.70 x 3.50
Pantry	2.34 x 1.68
WC	1.68 x 1.64
Balcony	6.70 x 1.35

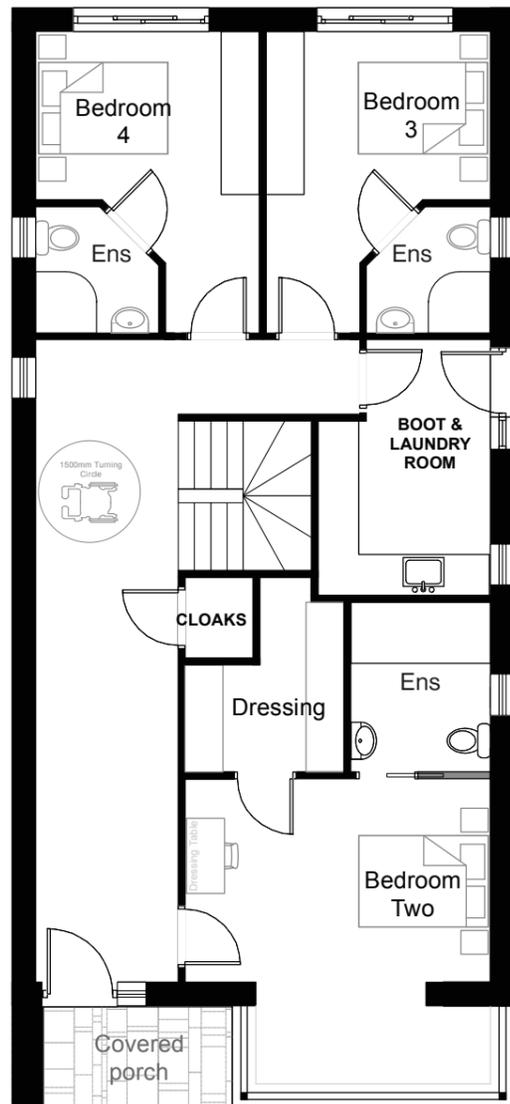
The site offers an exciting opportunity to acquire one of the few sea view sites on the North Coast with planning permission pending approval.



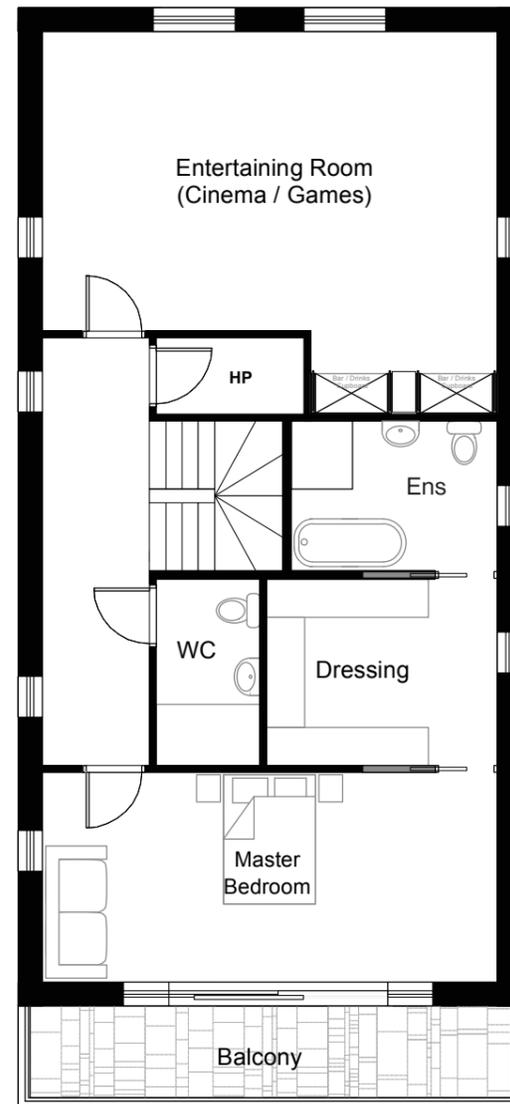
# HOUSE TYPE A

Floor plans showing option without lift

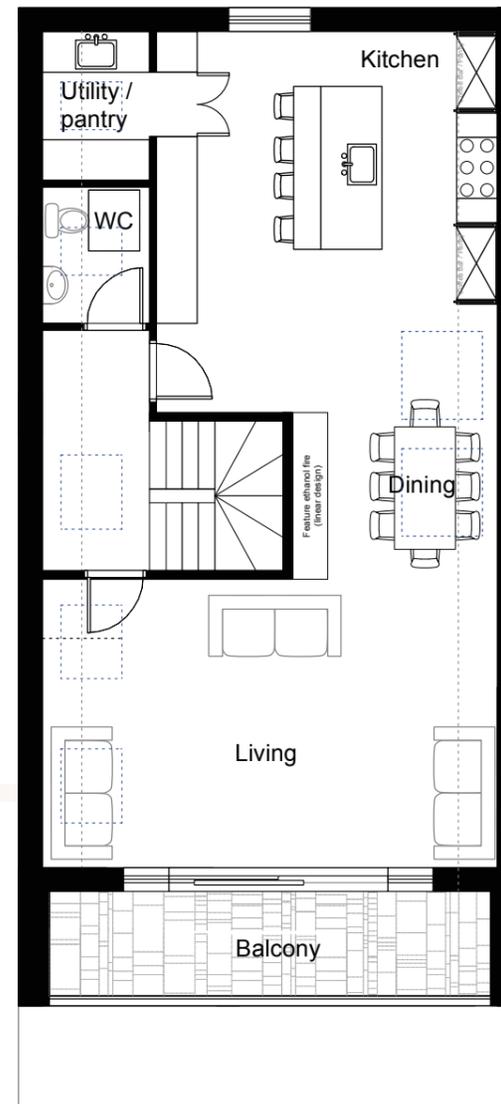
## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



### GROUND FLOOR Metres

Entrance Hall with Cloakroom	
Bedroom 2 (max)	4.50 x 2.99
Dressing Room (max)	2.86 x 2.34
Ensuite	2.50 x 2.05
Bedroom 3 (max)	4.43 x 3.30
Ensuite	1.85 x 1.81
Bedroom 4	4.43 x 3.30
Ensuite	1.85 x 1.81
Boot/Laundry Room	3.76 x 2.52
Store	

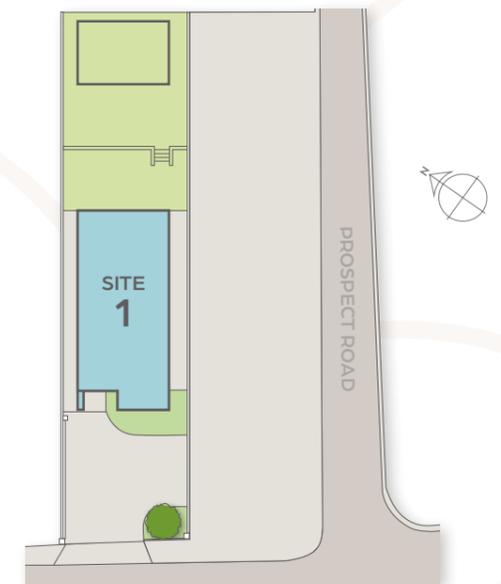
### FIRST FLOOR Metres

Principal Bedroom (max)	6.70 x 3.09
Dressing Room (max)	3.39 x 2.74
Ensuite (max)	3.03 x 2.20
Entertainment Room (max)	6.70 x 5.61
WC	2.74 x 1.52
Balcony	7.10 x 1.35

### SECOND FLOOR Metres

Kitchen	5.60 x 5.02
Dining	3.32 x 3.02
Living	6.70 x 4.24
Pantry	2.19 x 1.58
WC	2.00 x 1.58
Balcony	6.50 x 1.53

The site offers an exciting opportunity to acquire one of the few sea view sites on the North Coast with planning permission pending approval.



REAR ELEVATION CGI

- planning permission pending approval



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LOCATION MAP - NOT TO SCALE

Selling Agent:

## ARMSTRONG GORDON

THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



TEL: 028 7083 2000

[armstronggordon.com](http://armstronggordon.com)

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**B L O C K**

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