

FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

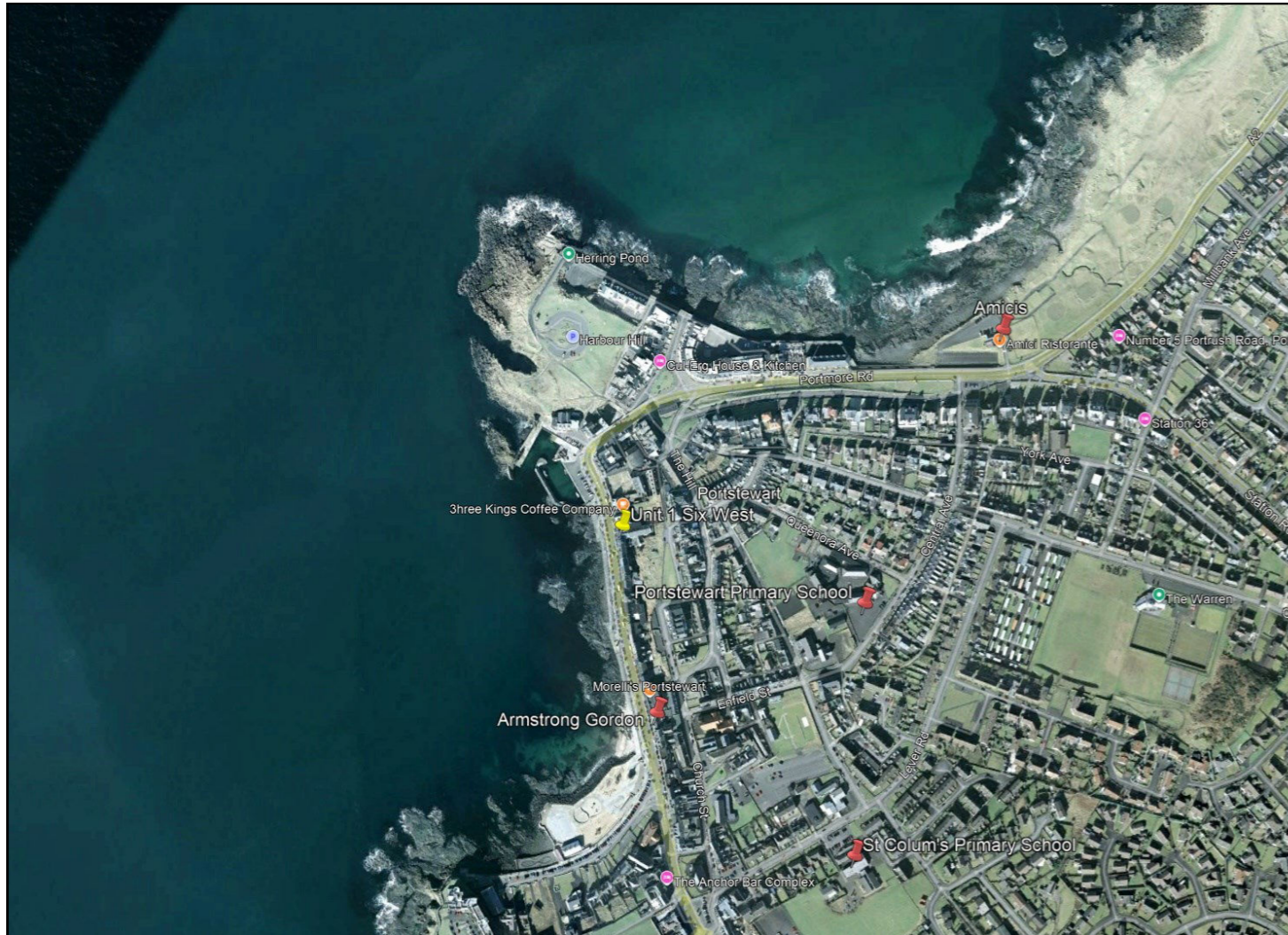
- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

Other Financial Services:

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



ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

15 Six West (Apt 6)

18 The Promenade

BT55 7AH

Price £595,000

028 7083 2000
 www.armstronggordon.com

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Discover the perfect blend of style, comfort and location with this exceptional two bedroom third floor apartment at No. 6, 18 The Promenade, Portstewart. Set within a landmark development, this beautifully finished home offers uninterrupted views over the Atlantic Ocean, Donegal Headlands, Portstewart Harbour and the iconic Dominican Convent. Step through expansive sliding doors and soak in the coastal atmosphere from your front row seat on the vibrant Promenade or enjoy privacy and sunshine in your rear terrace – ideal for outdoor dining or relaxing. Inside, the apartment boasts a spacious open plan layout, elegant modern finishes and an abundance of natural light – perfect for entertaining or unwinding in style. Whether you're seeking a luxurious seaside retreat, a stylish permanent residence or a prime holiday investment, this apartment delivers on every front. Moments from award winning cafés, beaches and golf – this is Portstewart living at its finest.

As you proceed along Portstewart Promenade toward the harbour, Six West is situated on the right just before the Fashion Shop.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

With noise cancelling part panel walls, decorative flower wall, tiled floor, access to all three blocks, storage units to rear and feature wall lighting.

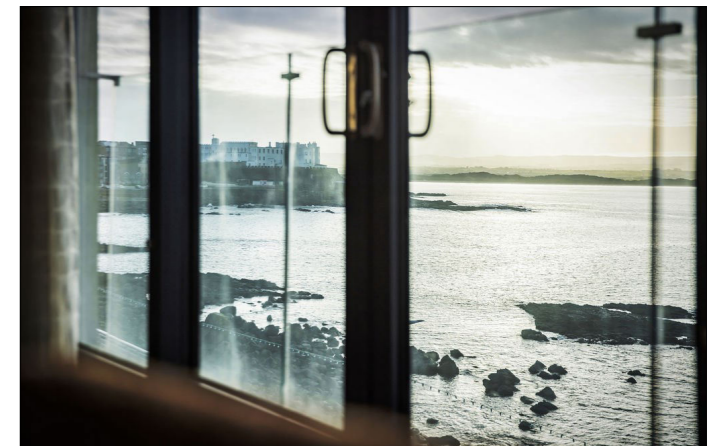
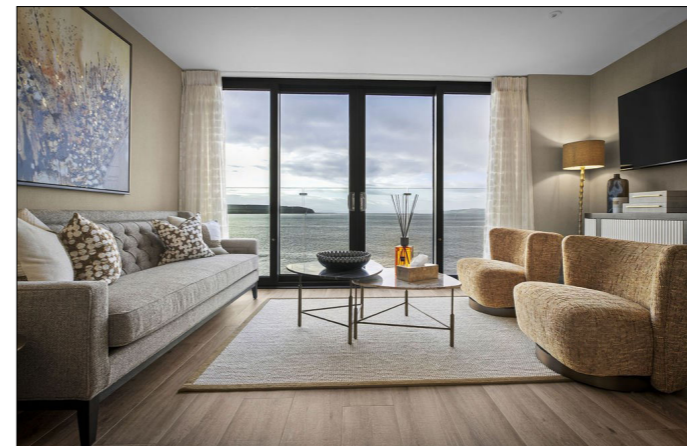
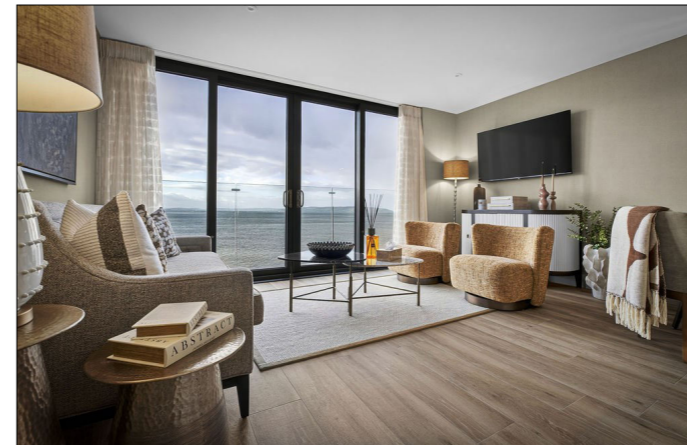
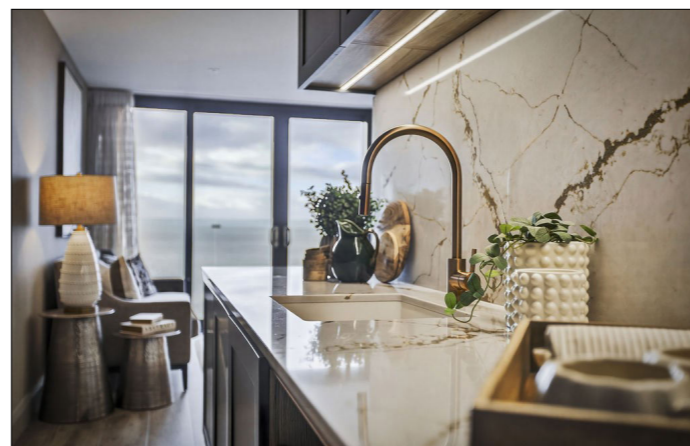
THIRD FLOOR:

Entrance Hall:

5'0 wide with triple built in units with shelving, recessed lighting and tiled floor.

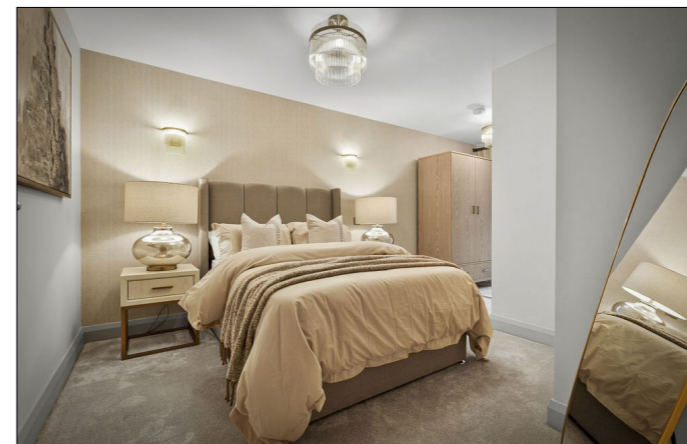
Open Plan Kitchen/Dining/Living Area: (L-Shaped) 29'1 max x 14'8

With wrap around kitchen featuring 'Shock' sink unit set in Silestone worktops with brass tap, high and low level units with mirrored splashbacks, feature strip under unit lighting, integrated fridge freezer, integrated 'Samsung' oven, ceramic hob and 'Esto' angled black glass extractor fan, integrated dishwasher, saucepan drawers with pull out cutlery rack, additional high and low shelved units, recessed lighting, feature wall lights, thermostat controls, tiled floor and double sliding patio doors with glass panels to side with feature Juliette balconette with panoramic views across Atlantic Ocean, Crescent, Dominican College, Portstewart Promenade and Harbour.



Bedroom 1:

With PVC pedestrian door leading to private tiled terrace. 17'8 max x 10'8 max (L-Shaped)

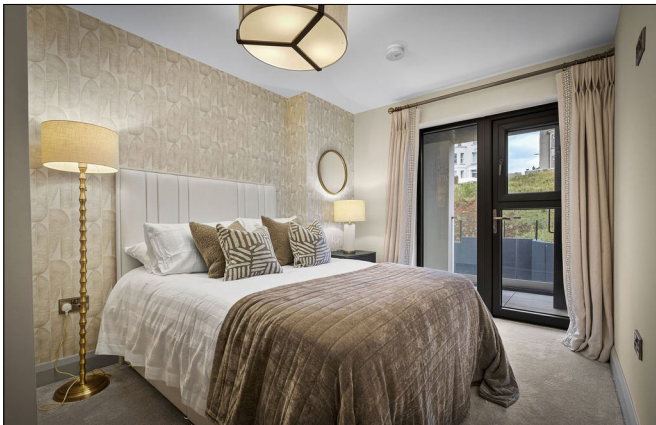


Bedroom 2:

With PVC pedestrian door leading to private tiled terrace. 16'4 max x 8'8

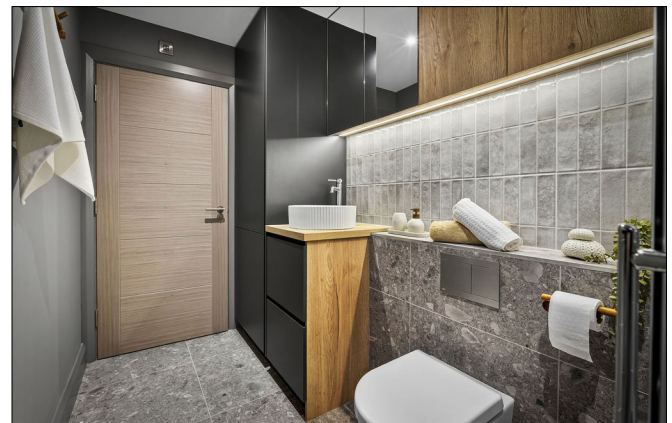
Terrace:

Private tiled balcony with exterior lighting and cupboard housing gas boiler. 15'5 max x 8'7 max



Shower Room:

With w.c., round countertop wash hand basin set in vanity unit with storage below, fully tiled walk in shower cubicle with mains rainfall shower with additional telephone hand shower, illuminated wall mounted units, tiled recessed shelf, additional utility cupboard with plumbing for automatic washing machine, space for tumble dryer with storage above, extractor fan, recessed lighting and tiled floor.



EXTERIOR FEATURES:

Gated car parking with private parking.

SPECIAL FEATURES:

- ** Gas Fired Central Heating (Under Floor Heating)
- ** PVC Double Glazed Windows To Front
- ** Lift Access To All Floors
- ** 10 Year Structural Warranty Provided By Global Homes
- ** Panoramic Views Across Atlantic Ocean, Crescent, Dominican College, Portstewart Promenade and Harbour

TENURE:

Leasehold

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. Details of the annual Service Charge and full management services are available on request. **Current Service Charge is to be agreed.**

