

FOR SALE

A SUPERB BUILDING PLOT
WITH SPECTACULAR SEA VIEWS

53

FIFTY THREE

PROSPECT ROAD • PORTSTEWART

PRICE ON APPLICATION



53
 FIFTY TH53E
 PROSPECT ROAD • PORTSTEWART

This is a fantastic opportunity to acquire a superb coastal building plot for a 3033 sq ft contemporary home

Negotiable terms for purchase with site and independent construction contract available

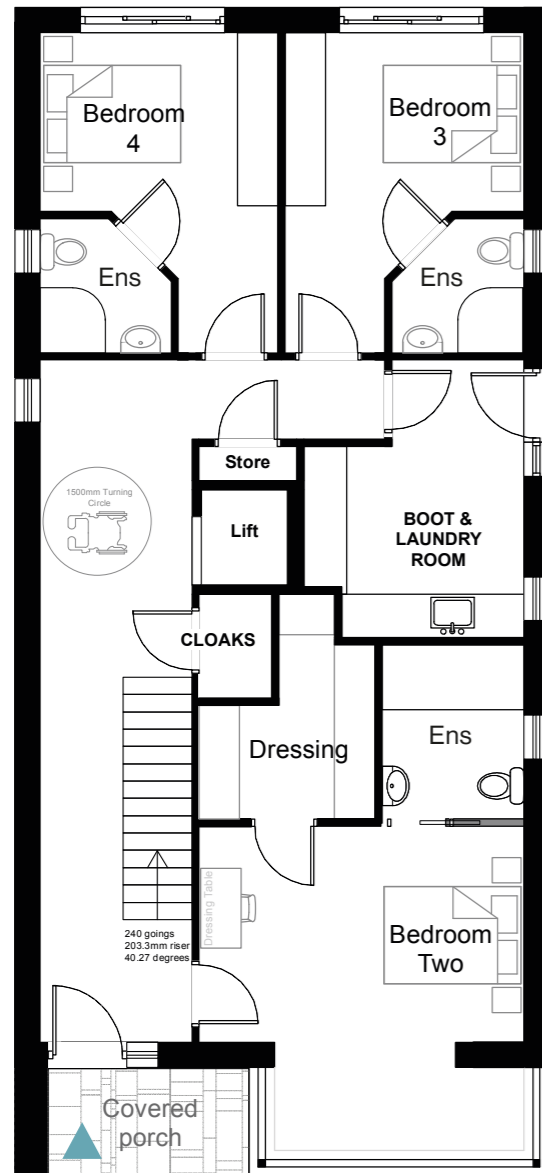
SITE 1

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

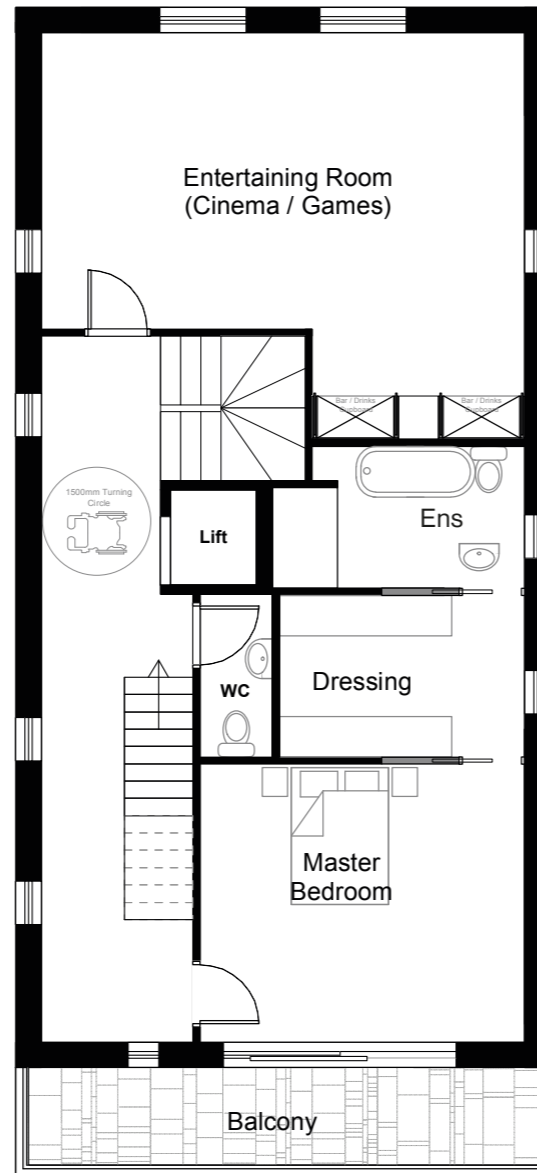
HOUSE TYPE A

Floor plans showing option with lift

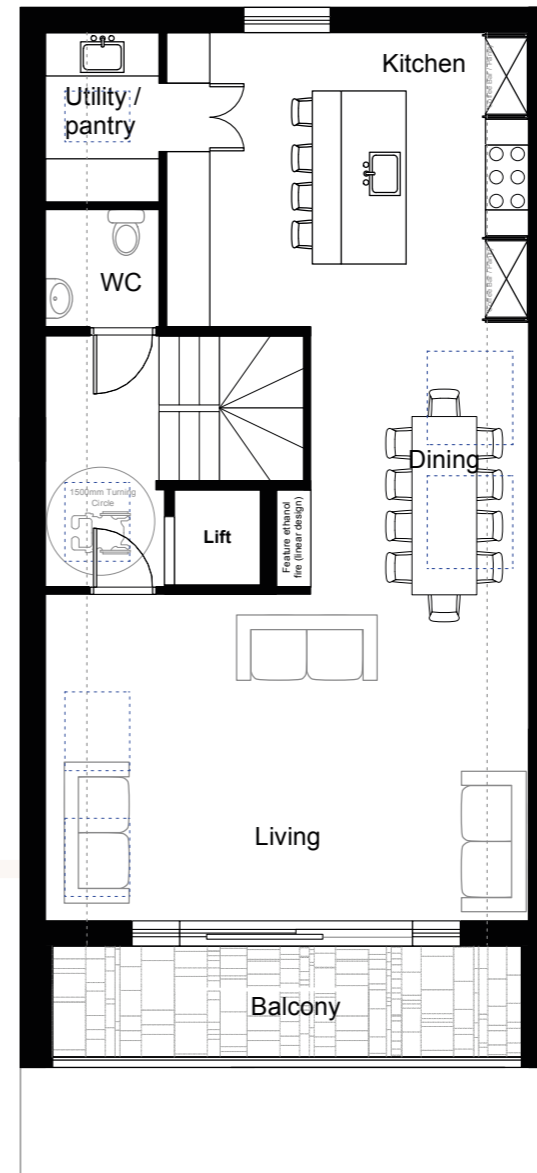
GROUND FLOOR



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	

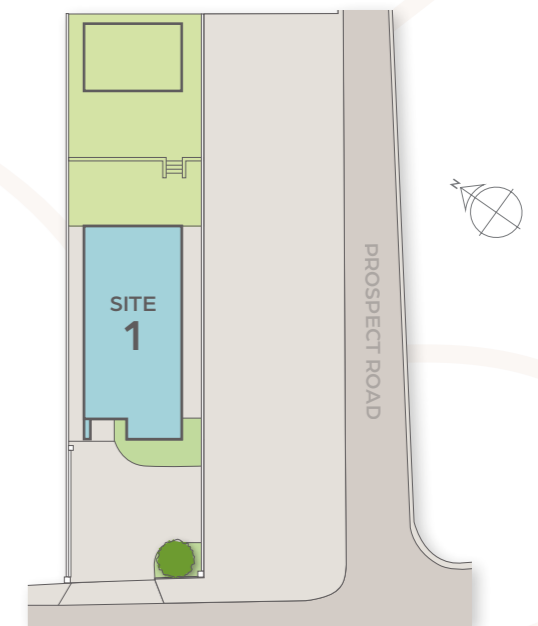
FIRST FLOOR Metres

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

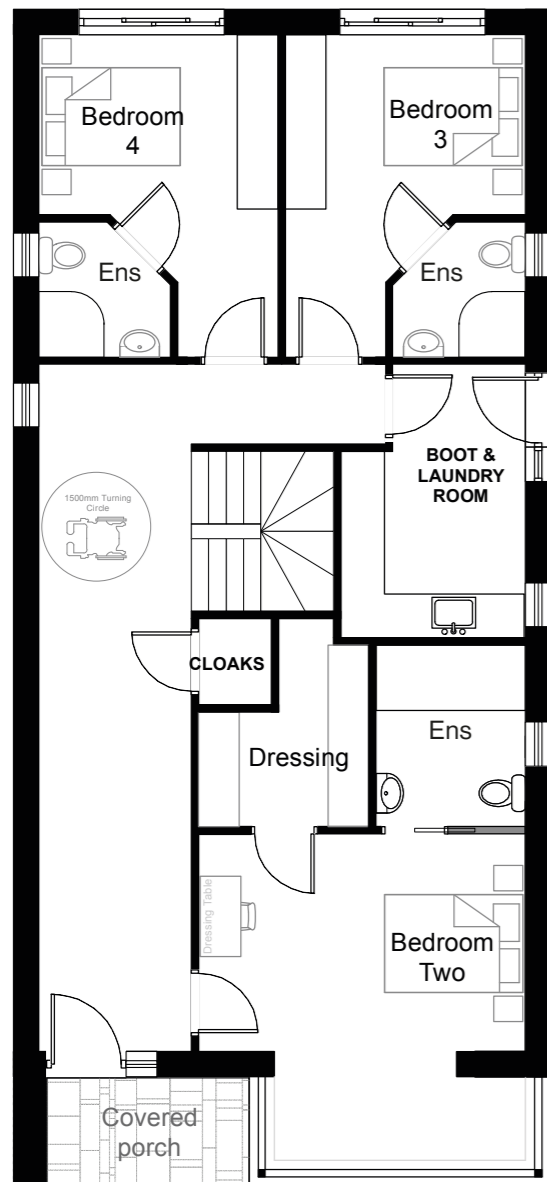
The site offers an exciting opportunity to acquire one of the few sea view sites on the North Coast with planning permission pending approval.



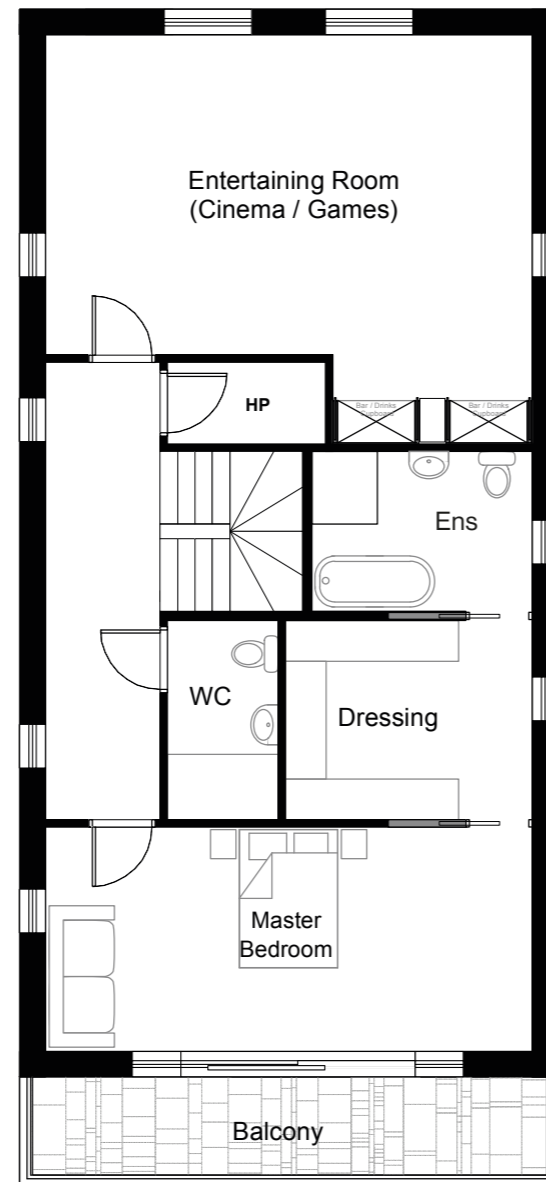
HOUSE TYPE A

Floor plans showing option without lift

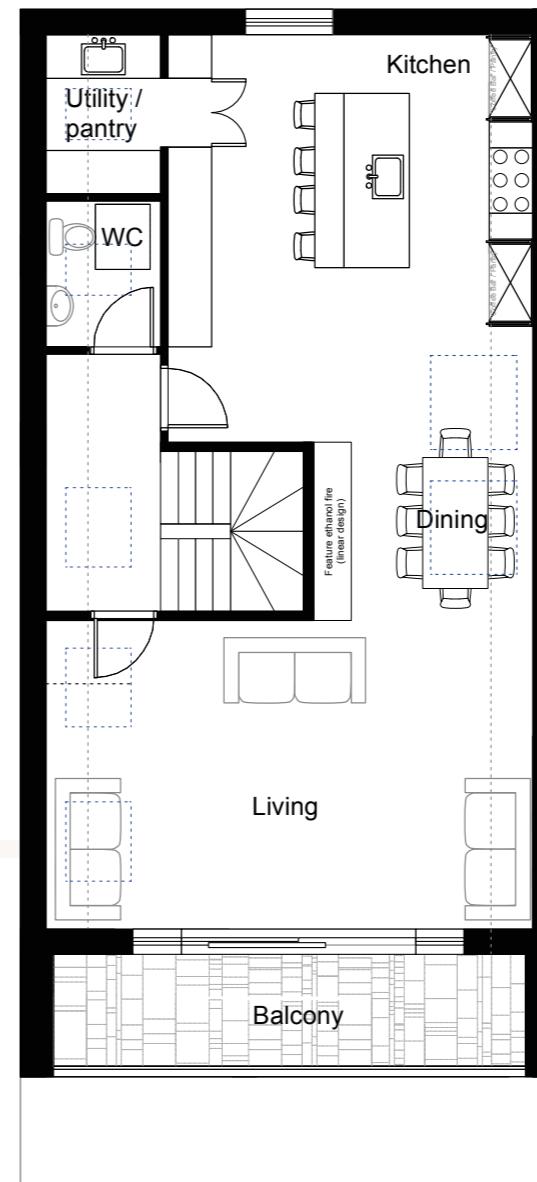
GROUND FLOOR



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	

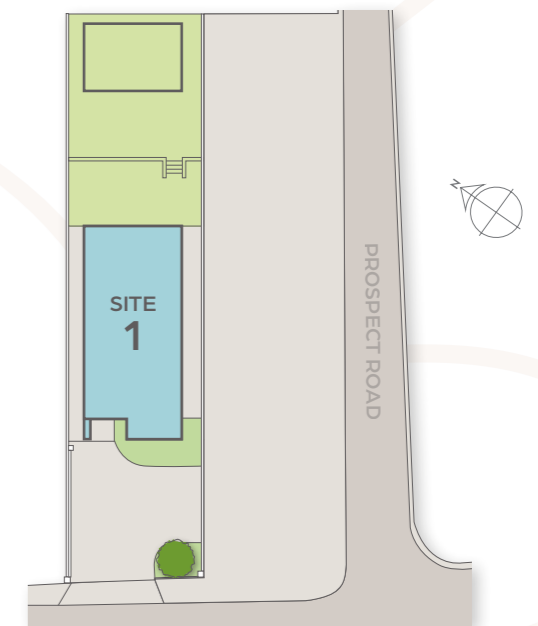
FIRST FLOOR Metres

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

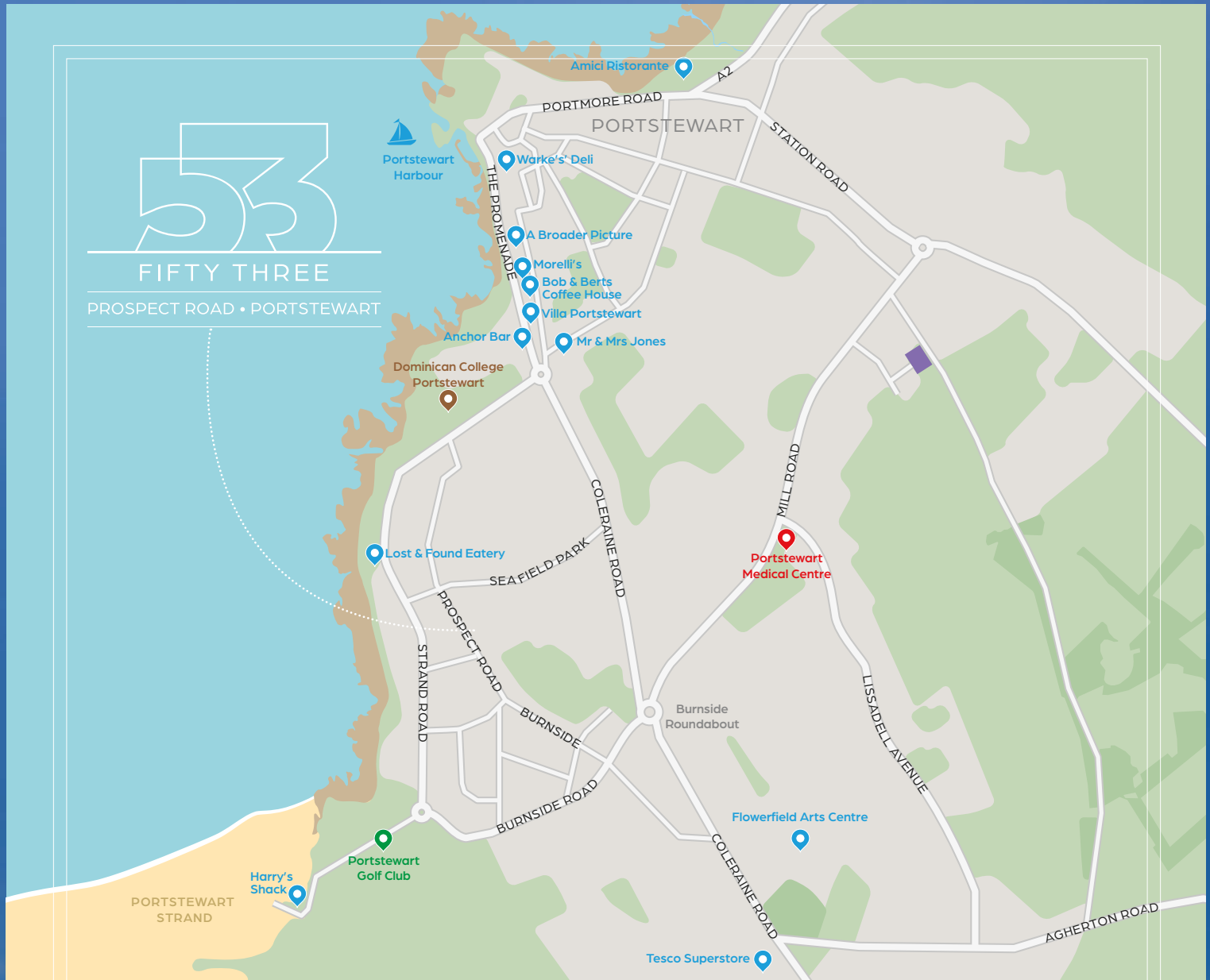
- planning permission pending approval



53

FIFTY THREE

PROSPECT ROAD • PORTSTEWART



LOCATION MAP - NOT TO SCALE

Selling Agent:

ARMSTRONG GORDON
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



TEL: 028 7083 2000
armstronggordon.com

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configures of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.

B L O C K
creative property marketing

The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.