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ARMSTRONG GORDON



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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		47 E
21-38	F	35 F	
1-20	G		

PORTRUSH
2 Causeway View Terrace
BT56 8AT
Offers Over £389,500

028 7083 2000

www.armstronggordon.com

A superb opportunity to acquire a presently six bedroom mid-terrace house situated in one of the North Antrim Coast's most popular and picturesque tourist destinations. Offering an abundance of character throughout, this spacious family home incorporates all the benefits that a well located residence such as this has to offer. The property has extensive plans passed for a renovation as well with a top floor rear dormer and extra glazing to front with also internal reconfiguration. With superb views across Atlantic Ocean, North Antrim Coast, Skerries and Antrim Gardens, the property is a short distance from the harbour, Portrush Yacht Club, Ramore Wine Bar and Harbour Restaurant. The property is very centrally located, is convenient to most local amenities including West Strand Beach and is highly recommended for early internal inspection by the selling agent.

From Portrush Harbour, head through Ramore Street onto Ramore Avenue going past the former tennis courts. Turn right onto Lansdowne Crescent and right again onto Causeway View Terrace. No 2 will be the blue building on your right hand side opposite Antrim Gardens.

ACCOMMODATION COMPRISSES:

GROUND FLOOR:

Entrance Porch:

6'4 wide with cornicing, ceiling rose, tiled floor and glass panel door and sides leading to:



Entrance Hall:

6'4 wide with cornicing, ceiling rose, under stairs storage cupboard and solid wood floor.



Door leading to:

Store Room:

With storage cupboard. 10'11 x 5'3

Reception 2:

With cornicing, solid wood floor and PVC door leading to rear. 11'11 x 8'9

Reception 1:

With wooden surround fireplace with tiled inset, cornicing, centre piece and solid wood floor.
14'0 x 13'11



Reception 3:

With recess for T.V., recessed lighting and storage area. 20'2 x 11'4



FIRST FLOOR RETURN:

Landing:

With cornicing.

Bedroom 1:

With original fireplace and ceiling rose.
11'10 x 10'11 average



Bathroom:

With white suite comprising high level flush w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, free standing bath with telephone hand shower, black matt heated towel rail and part wood panel walls.

FIRST FLOOR:

Landing:

With cornicing.

Kitchen/Dining Area:

With large electric stove with hob, extractor fan above, original stone wall, cornicing, solid wood floor and pedestrian PVC door leading to decked balcony area. 14'3 x 12'2



Lounge/Dining Area:

With wood surround fireplace with tiled inset and hearth, picture rail, wired for wall lights, storage surrounding bay window, cornicing, ceiling rose and solid wood floor.

21'0 x 18'5 into bay



SECOND FLOOR RETURN:

Bedroom 2:

13'5 x 11'9

Separate W.C.:

With wash hand basin, hot press, part panel walls and solid wood floor.



SECOND FLOOR:

Bedroom 3:

With wood surround fireplace with cast iron and tiled inset, cornicing, storage and wood panelling surrounding bay window and views of Atlantic Ocean, Skerries and Antrim Gardens.

18'4 x 12'5 into bay



Bedroom 4:

With cornicing and views of Atlantic Ocean, Skerries and Antrim Gardens. 14'2 x 8'3

**Bathroom:**

With white suite comprising w.c., wash hand basin with storage below and illuminated mirror above, large fully tiled walk in shower cubicle with electric shower, freestanding bath, black matt heated towel rail, fully tiled walls, cornicing, extractor fan, recessed lighting and tiled floor.

**Utility Room:**

With plumbing for automatic washing machine and space for tumble dryer. 8'8 x 5'1

THIRD FLOOR:**Landing:**

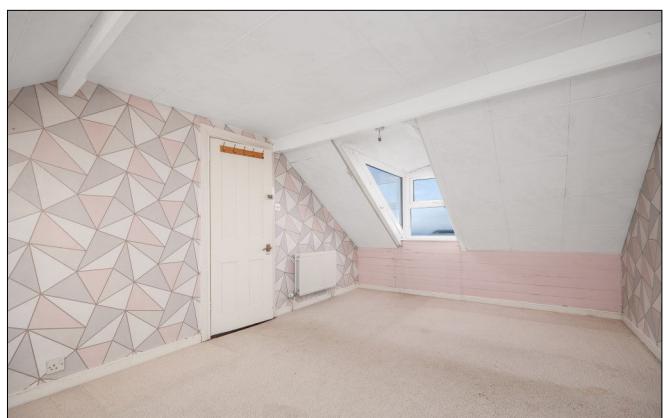
With storage cupboard.

Separate W.C.:

With wash hand basin and tiled splashback.

Bedroom 5:

With two dormer windows with sea views in both directions. 18'8 x 10'8

**Office:**

With dormer window with sea views across to The Skerries. 9'11 x 7'2

EXTERIOR FEATURES:

Small enclosed decked area with access to Causeway View Lane, bin area and boiler.

SPECIAL FEATURES:

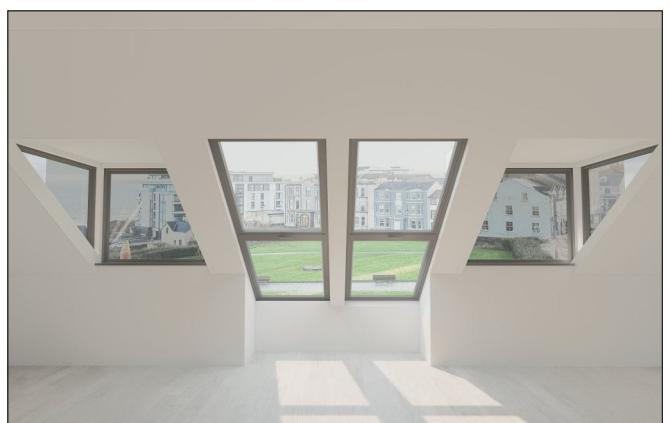
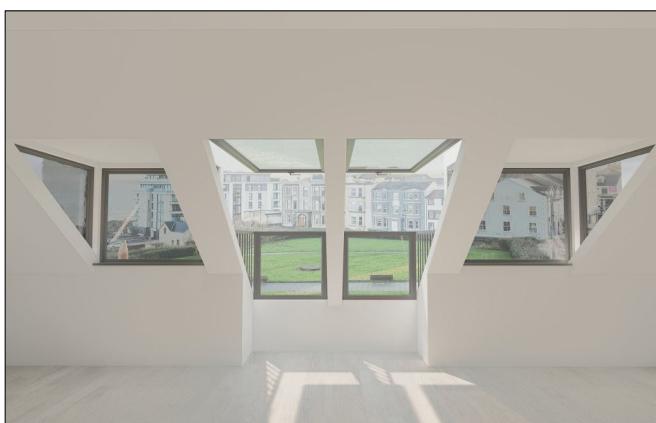
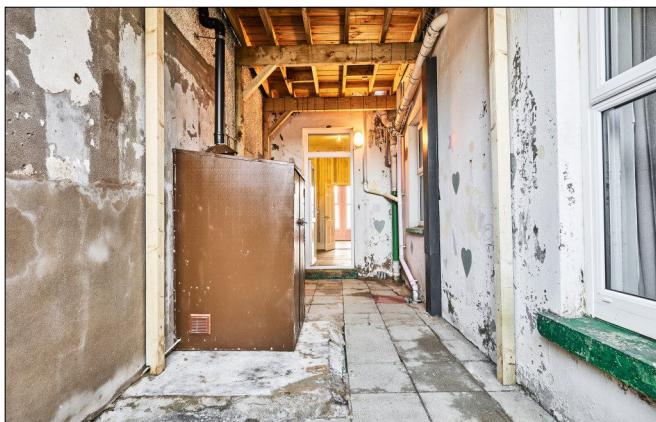
- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Excellent Prime Town Centre Location
- ** Views Across Atlantic Ocean, Skerries & Antrim Gardens
- ** Full Planning Permission For Refurbishment As Per Planning Ref LA01/2024/0979/F

TENURE:

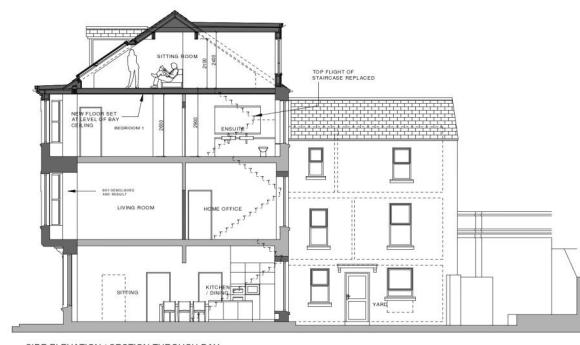
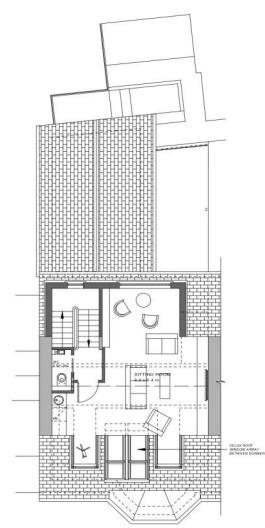
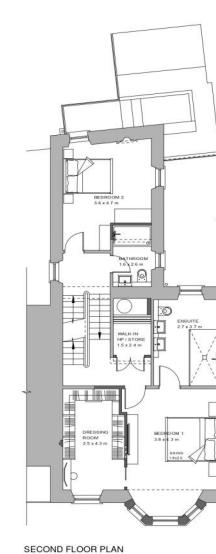
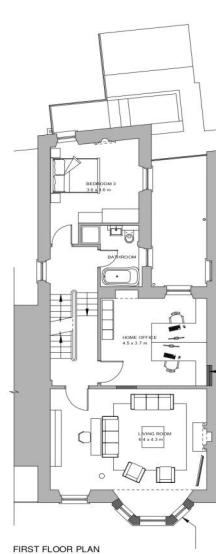
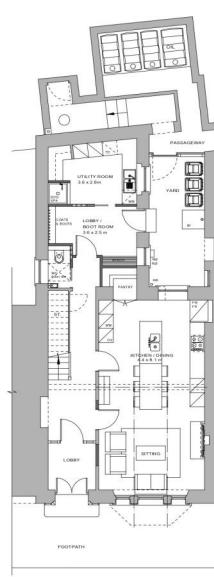
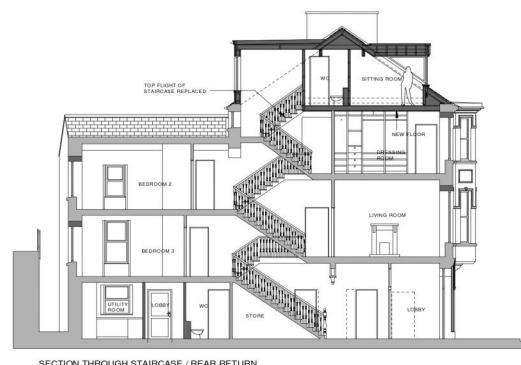
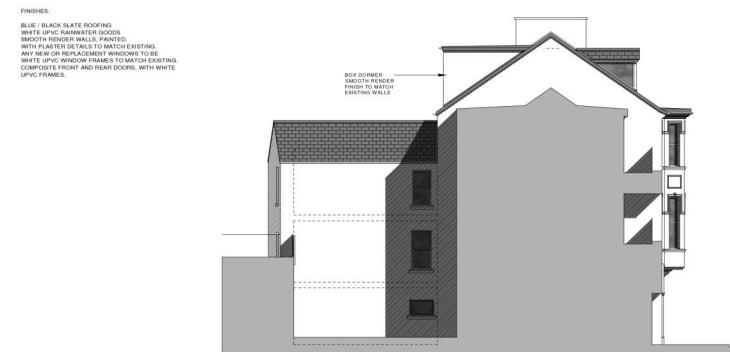
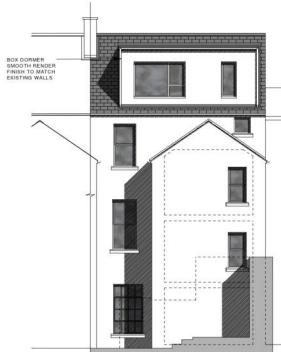
Freehold

CAPITAL VALUE:

£160,000 (Rates: £1636.80 p/a approx.)



KEY
— EXISTING CONSTRUCTION
— NEW CONSTRUCTION



REV A - NOV 24 - PLANNING AMENDMENTS - FRONT BOX DORMER REMOVED, ROOF WINDOWS ADDED, REAR BOX DORMER SIMPLIFIED WITH FINISHES AMENDED



Revisions

Project
Sla Brumagore Road
Ballymaloe, Ballymaloe
B61 5TE
www.kieranmadden.co.uk
028 29541000
07717 200100
ALTERATIONS TO DWELLING
2 CAUSEWAY VIEW TERRACE
PORTrush
PROPOSED PLANS, ELEVATIONS
& SECTIONS

Client
Mr GRAEME CUSHION
Drawing Title
Drawing No.
Drawn By
KM
Dwg. No.
2403-05

PLANNING ISSUE

0	1	2	3	4	5m
100	200	300	400	500	600
100	200	300	400	500	600
100	200	300	400	500	600
100	200	300	400	500	600

Scale 1:100-A1 A
Date AUG 24
Drawn By KM
Dwg. No. 2403-05