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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
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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 COMPRISES:

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.



Reception 1:

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



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 3:

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



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 RETURN:

Landing:

With cornicing.

Bedroom 1:

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



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:**

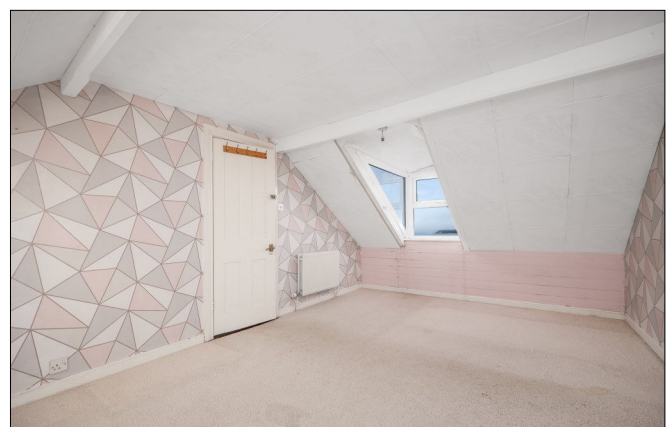
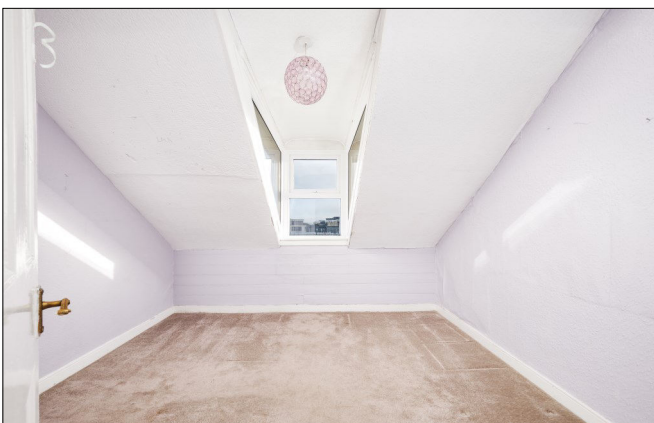
With storage cupboard.

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:

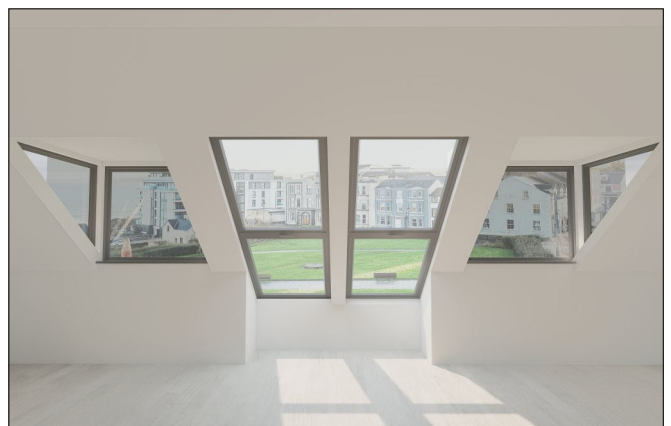
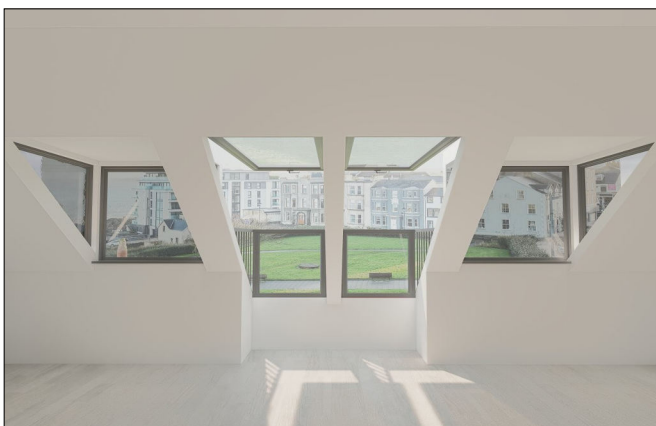
- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Excellent Prime Town Centre Location
- ** Views Across Atlantic Ocean, Skerries & Antrim Gardens
- ** Full Planning Permission For Refurbishment As Per Planning Ref LA01/2024/0979/F

TENURE:

Freehold

CAPITAL VALUE:

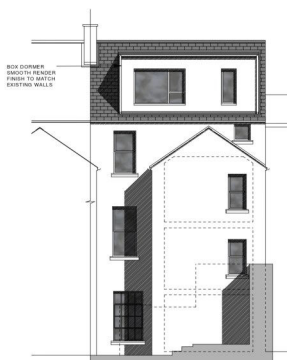
£160,000 (Rates: £1636.80 p/a approx.)



KEY
 EXISTING CONSTRUCTION
 NEW CONSTRUCTION

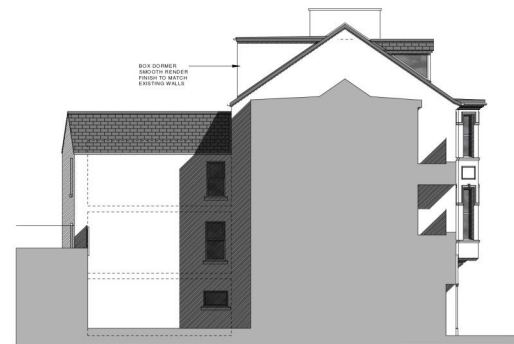


FRONT (EAST) ELEVATION TO CAUSEWAY VIEW

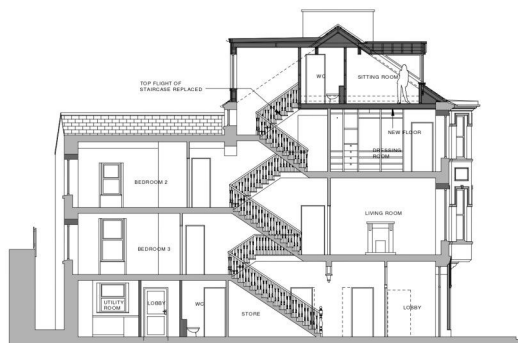


REAR (WEST) ELEVATION

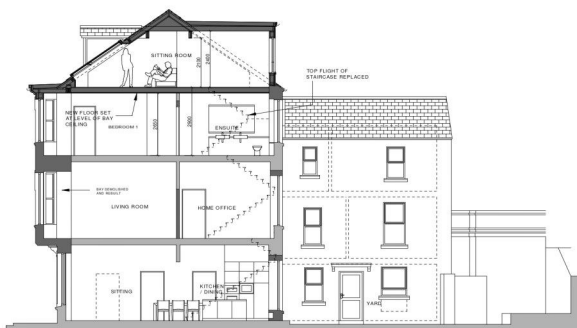
FINISHES:
 BLUE / BLACK SLATE ROOFING
 WHITE UPVC FRAMEWORK DOORS
 SMOOTH RENDER WALLS, PAINTED
 WITH PLASTER DETAILS TO MATCH EXISTING
 ANY NEW OR REPLACEMENT WINDOWS TO BE
 WHITE UPVC WINDOW FRAMES TO MATCH EXISTING
 COMPOSITE FRONT AND REAR DOORS, WITH WHITE
 UPVC FRAMES.



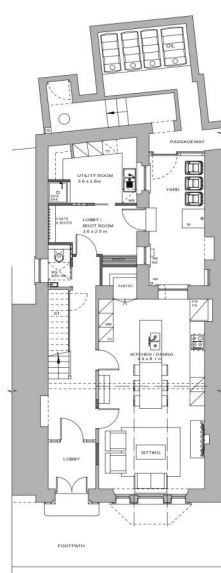
SIDE (SOUTH) ELEVATION



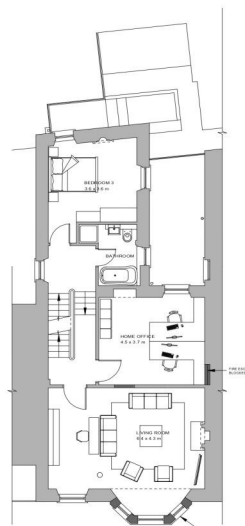
SECTION THROUGH STAIRCASE / REAR RETURN



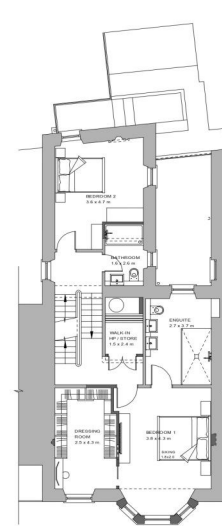
SIDE ELEVATION / SECTION THROUGH BAY



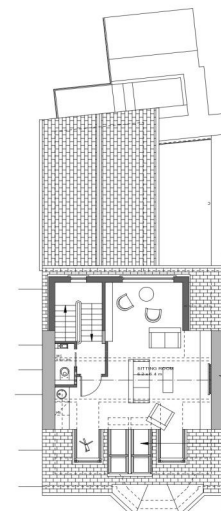
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

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



Project:
 ALTERATIONS TO DWELLING
 2 CAUSEWAY VIEW TERRACE
 PORTRUSH

Client:
 MR GRAEME CUSHION
 Drawing Title:
 PROPOSED PLANS, ELEVATIONS
 & SECTIONS

PLANNING ISSUE

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

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