



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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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

13 Six West

Apt 5, 17 The Promenade

BT55 7AD

Offers Over £695,000

028 7083 2000
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Perched on the third floor of one of the area's most desirable developments, this exceptional two bedroom apartment embodies refined coastal living along the Portstewart Promenade. Expansive floor to ceiling sliding doors bathe the interiors in natural light and reveal breathtaking panoramas across the Atlantic Ocean, the Donegal headlands, Portstewart Harbour and the iconic Dominican Convent. Generously proportioned rooms, elegant finishes and a dedicated dining room create a home that is equally suited to relaxed everyday living and stylish entertaining. Start your mornings with a coffee and the fresh sea breeze, just steps from the shoreline, and end each day watching the light dance across the water—coastal 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:

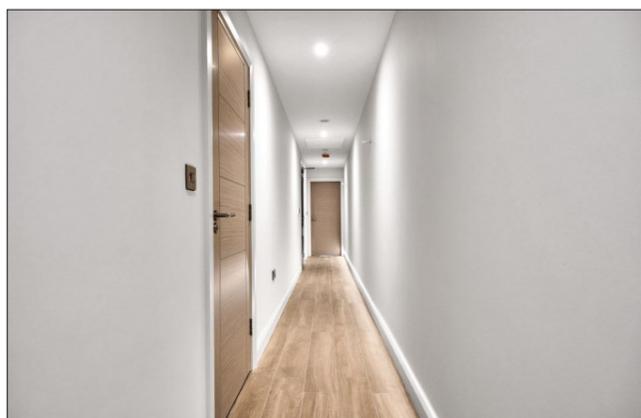
Communal Entrance Hall:

With woodup 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:

3'2 wide with storage cupboard, recessed lighting, LED lighting in skirting, thermostat controls and tiled floor.



Open Plan Lounge/Kitchen/Dining Area:

19'7 x 17'2

With 'Shock' sink unit set in Silestone worktops and splashbacks, low level units, feature strip under unit lighting, integrated fridge freezer, integrated oven, ceramic hob and matt black extractor fan above, integrated dishwasher, recessed lighting, tiled floor and sliding patio doors leading to composite balcony with panoramic views across Atlantic Ocean, Crescent, Dominican Covent, Portstewart Promenade and Harbour.



Dining Room:

With four 'Velux' windows and tiled floor. 15'4 x 10'3



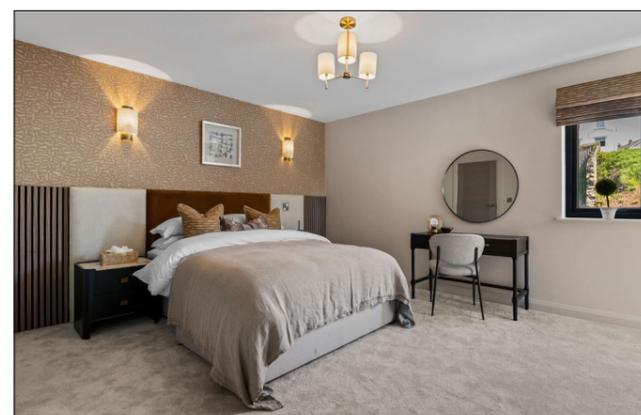
Bedroom 1:

With built in triple wardrobe. 12'3 x 9'2 (average)



Bedroom 2:

With pedestrian door leading to paved sun terrace. 15'7 x 14'2



Ensuite off with w.c., wash hand basin set in vanity unit with storage below, fully tiled walk in shower cubicle with mains brass rainfall shower, additional telephone hand shower, extractor fan, recessed lighting and tiled floor.

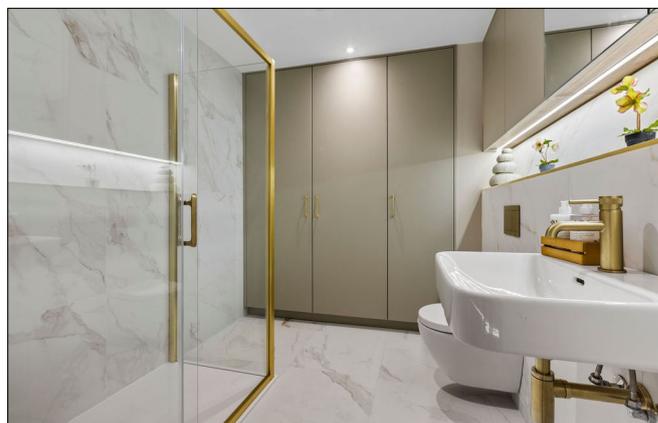


Terrace Area:

Private tiled balcony with exterior lighting and cupboard housing gas boiler.

Shower Room:

With w.c., wash hand basin, fully tiled walk in shower cubicle with mains shower with brass rainfall shower and additional brass telephone hand shower, part tiled walls, 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
- ** Spacious Composite Decked Balcony With Panoramic Views Across Atlantic Ocean, Crescent, Dominican Covert, 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. **Current Service Charge is to be confirmed.**

