



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		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

22 Seahaven Court

BT55 7DS

Offers Over £189,500

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A beautiful two bedroom first floor apartment, ideally situated in a popular residential environment and within quite proximity to the Promenade, which offers a wide selection of shops, restaurants and coffee houses. The property itself is in excellent condition with open plan new kitchen opening into lounge creating a contemporary atmosphere. Of particular note is the generous sized mature garden area to the rear of the property, exclusive to the property. This apartment would be suitable to a wide range of potential purchasers ranging from first time buyers, those wishing to retire or indeed those looking an investment opportunity.

Approaching Portstewart on the Coleraine Road take your second right after the Burnside roundabout into St Johns Close. Take your first right into Seahaven Park, first right again and first right going into Seahaven Court. No. 22 will be situated straight in front of you at the lower end of the cul de sac.

ACCOMMODATION COMPRISES:

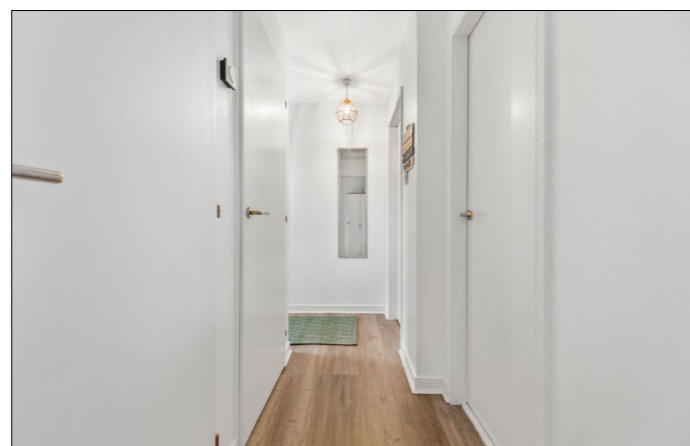
GROUND FLOOR:

With stairs to first floor and outside store.

FIRST FLOOR:

Entrance Hall:

3'7 wide with storage cupboard, hot press, immersion heater and laminate wood floor.

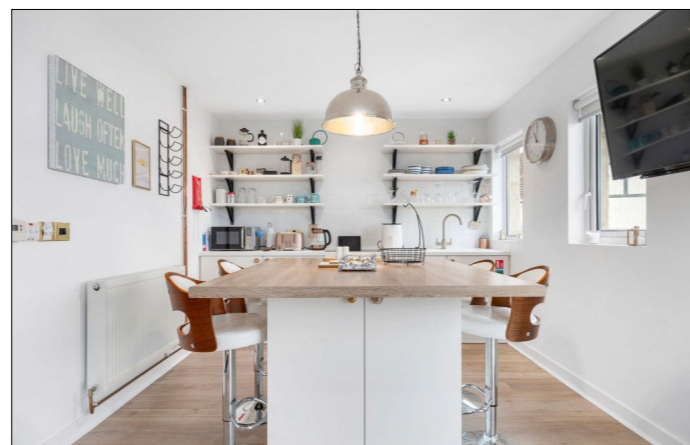


Open Plan Kitchen/Lounge/Dining Area:

L-shaped with recessed lighting. 20'10 x 15'2

Kitchen:

With single drainer sink unit, low level built in units with shelving and tiling above, integrated oven with hob above, Island unit with storage below and seating for four people, drawer bank, recessed lighting and laminate wood floor.



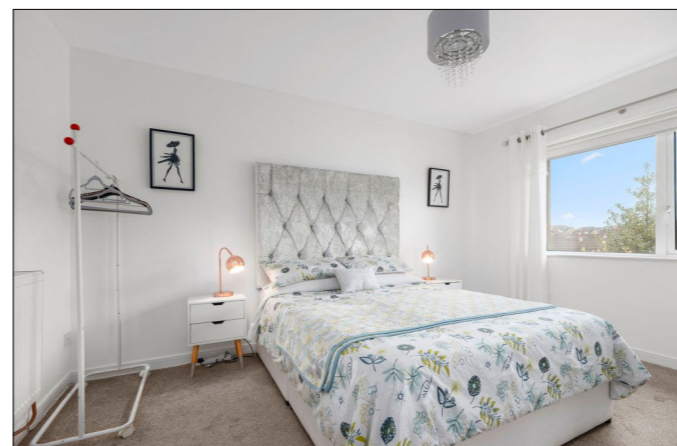
Lounge:

With recessed lighting and pedestrian door leading to sit out balcony.



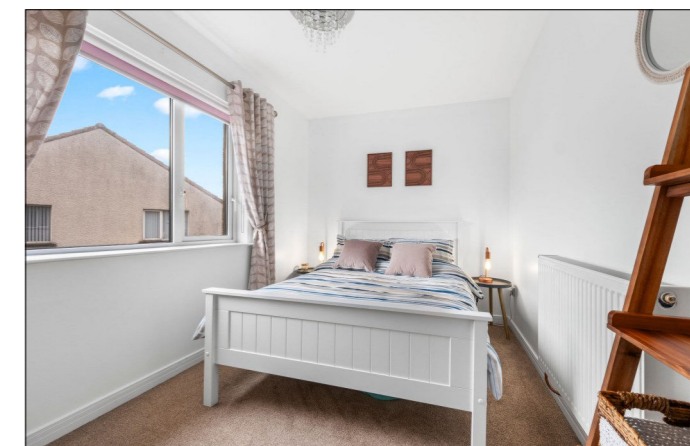
Bedroom 1:

13'6 x 11'5



Bedroom 2:

13'4 x 8'3



Bathroom:

With coloured suite comprising w.c., wash hand basin, tiled surround bath with rainfall shower head and part tiled walls.



EXTERIOR FEATURES:

Outside to rear there is a garden area with paved patio. Parking to side of property.

SPECIAL FEATURES:

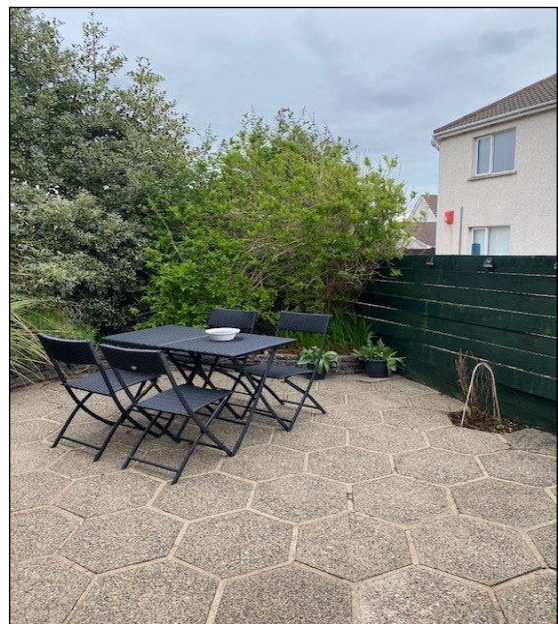
- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows and doors
- ** Private Parking & Garden To Rear
- ** Outside Store On Ground Floor
- ** Renovated Interior To Include New Heating, Electrics, Flooring & Décor
- ** Access To Balcony Off Lounge Area

TENURE:

Leasehold

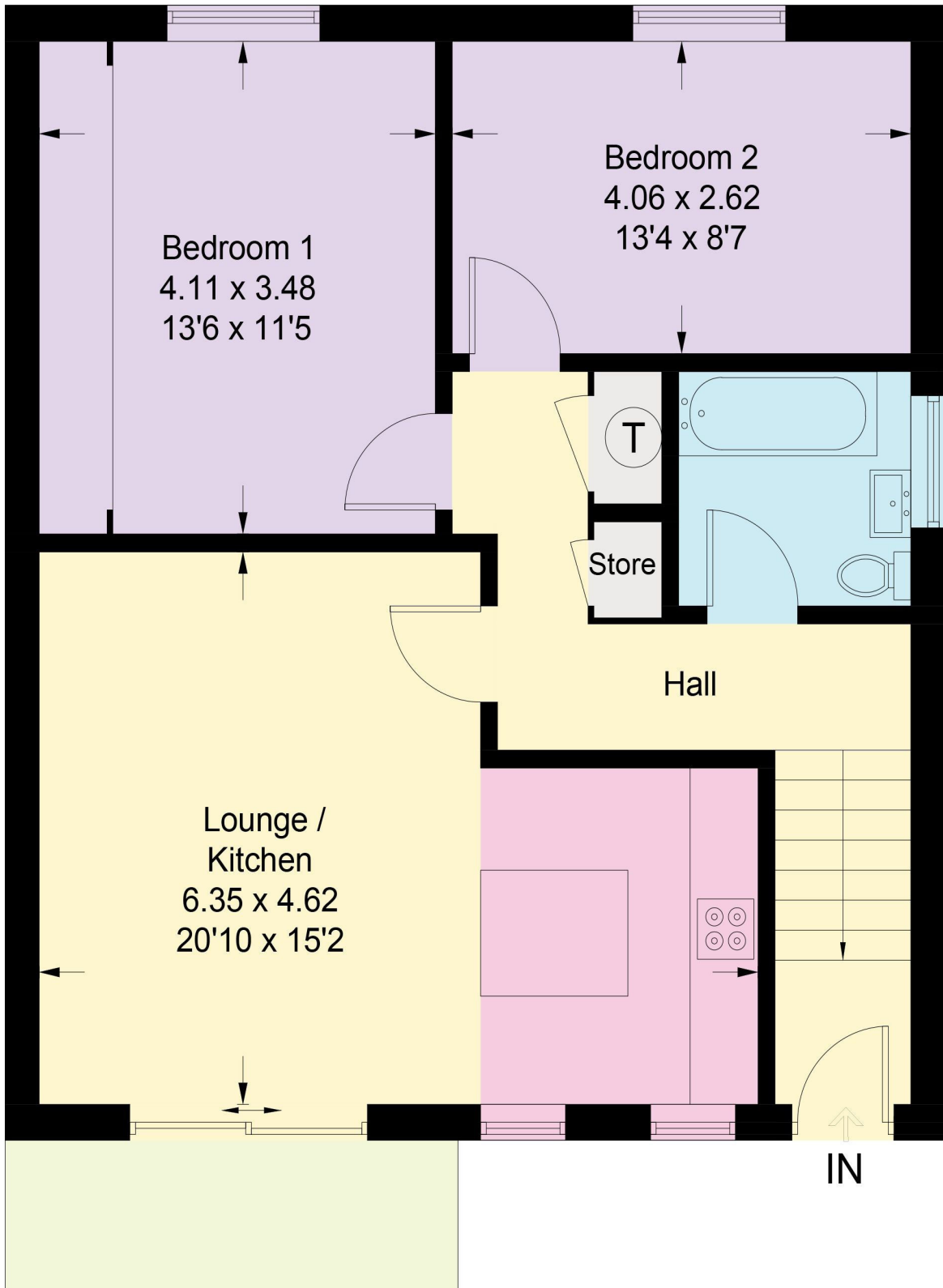
CAPITAL VALUE:

£90,000 (Rates: £989.00 p/a approx.)



22 Seahaven Court

Approximate Gross Internal Area = 68.6 sq m / 738 sq ft



First Floor

ARMSTRONG GORDON
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



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