

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	71 c	71 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

14 West Bay

46-50 Mark Street

BT56 8QB

Offers Over £345,000

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This is a stunning two bedroom second floor apartment, serviced by a lift and ideally situated in the heart of Portrush town centre. All the bedrooms and living room face onto the West Strand Beach and Atlantic Ocean, thus enjoying the benefit of spectacular uninterrupted views across Portrush harbour and beyond to Portstewart, Castlerock and the stunning sunsets over Donegal. The windows are double glazed and the apartment is heated by gas fired central heating. The communal entrance doors are operated by keypad entry with audio intercom to each apartment. The apartment has very recently been upgraded internally to a very high standard. Westbay Apartments are in a much sought after location within the town centre of Portrush. It is one of the best maintained developments in the North Coast, with such an enviable outlook across the sea with a westerly aspect benefiting from the sun between noon and sunset during the summer months. Very rarely have any of the Westbay apartments come onto the open market. In fact during the last six years, only two apartments out of the twenty eight have changed ownership this way. With the big advantage of private secure car parking, to go along with a modernised spacious apartment, there is nothing not to like about Westbay 14.

Approaching Portrush from either Coleraine or Portstewart, head through Eglinton Street heading towards the harbour. At the harbour turn right onto Main Street and then at the Atlantic Hotel, take your first right onto Mark Street. West Bay apartments will be situated on your left hand side and No 14 will be located on the second floor.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

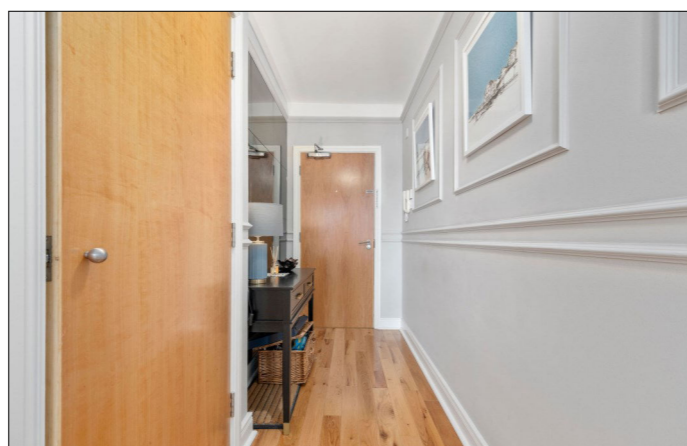
Communal Entrance Hall:

With stair and elevator access to all floors.

SECOND FLOOR:

Entrance Hall:

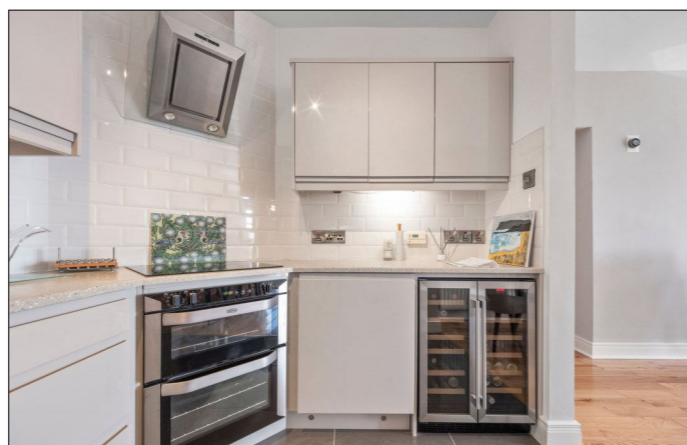
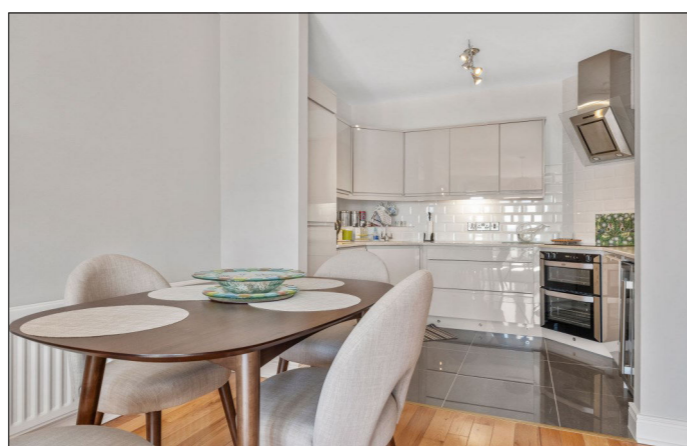
4'3 wide with picture rail, cloaks cupboard, additional storage cupboard, space for tumble dryer and solid wood floor.



Open Plan Lounge/Kitchen/Dining Area: 29'4 x 12'1

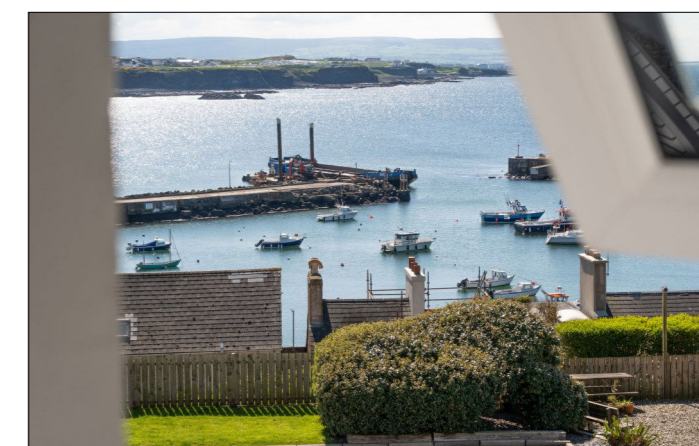
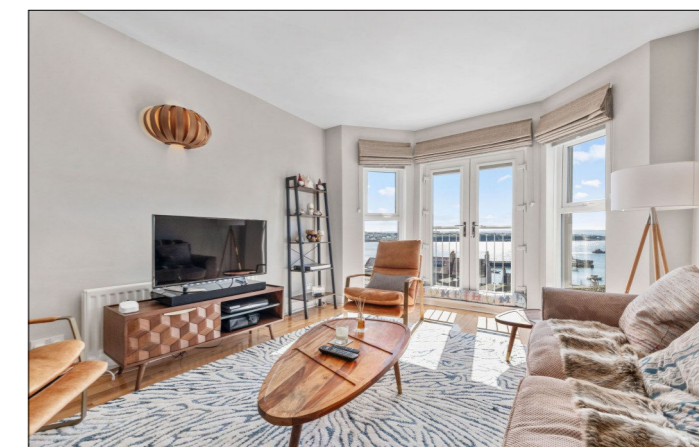
Kitchen:

With bowl and half single drainer stainless steel sink unit set in Silestone worktops, high and low level built in units with tiling between and under unit lighting, integrated ceramic hob, angled stainless steel extractor fan, tiled splashback, integrated double oven and fridge freezer, integrated washing machine, wine cooler, saucepan drawers, recessed lighting in kickboards and tiled floor.



Lounge:

With wiring for wall lights, solid wood floor and PVC French doors leading to feature balconette with uninterrupted views across Atlantic Ocean, West Strand Beach, Portrush Harbour and Donegal Headlands.



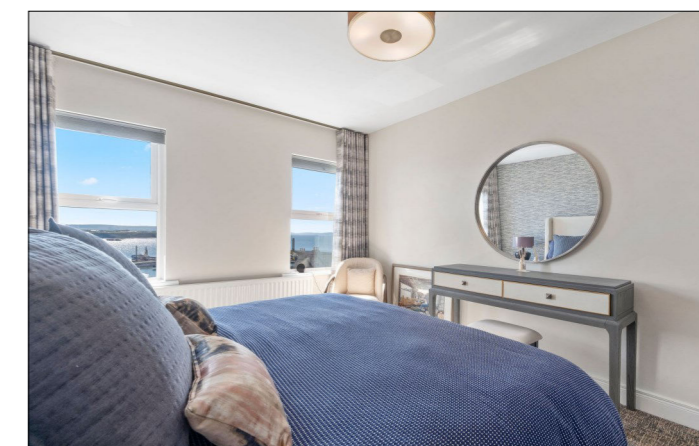
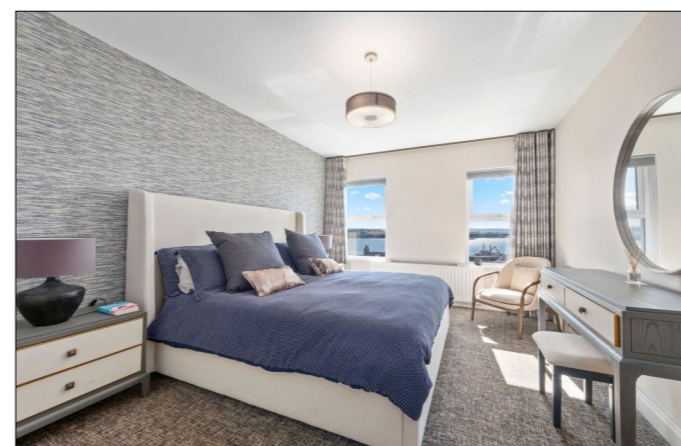
Bedroom 1:

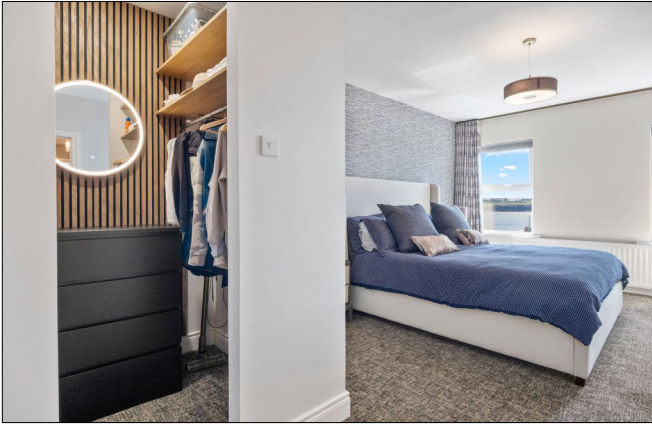
With uninterrupted views across Atlantic Ocean, West Strand Beach, Portrush Harbour and Donegal Headlands. 20'3 x 11'5

Dressing Area:

With part panelled walls, rails and shelving, illuminated mirror and recessed lighting.

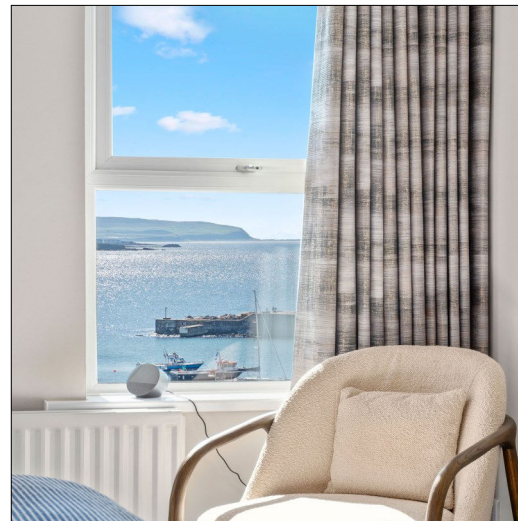
Ensuite off with w.c., wash hand basin with storage below, illuminated mirror above, fully tiled walk in shower cubicle with mains shower, additional telephone hand shower, fully tiled walls, extractor fan and tiled floor.





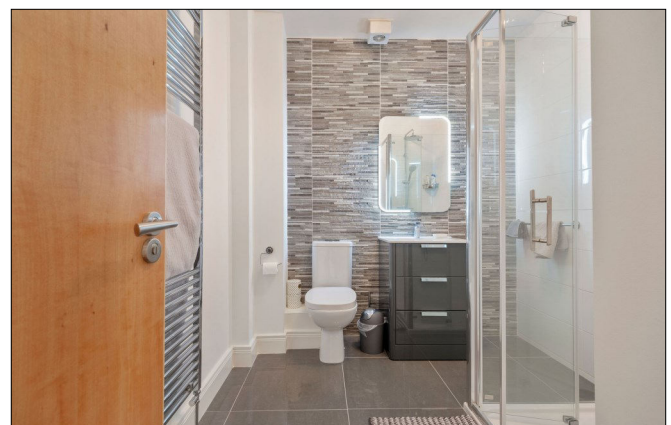
Bedroom 2:

With uninterrupted views across Atlantic Ocean, West Strand Beach, Portrush Harbour and Donegal Headlands. 14'8 x 9'5



Shower Room:

With white suite comprising w.c., wash hand basin with storage below, fully tiled walk in shower cubicle with mains rainfall shower, additional telephone hand shower, part tiled walls, heated towel rail, extractor fan and tiled floor.



EXTERIOR FEATURES:

To front of property there is a secure private off street gated car park accessed through remote control gates on Mark Street. Communal BBQ area adjacent to front car park.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows & Doors
- ** Excellent Decorative Order
- ** Panoramic Views Of West Strand Beach, Atlantic Ocean, Harbour & Beyond
- ** Owner Will Not Consider A Chain Sale

TENURE:

Leasehold

RATES:

£1652.00 p/a approx.

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. Details of the annual Service Charge and full management services are available on request. **Current Service Charge is £1440.00 per annum approx. (16.04.26) Current Annual Sink Fund Charge is £400.00. (22.04.26)**

Domestic pets are permitted providing said pets do not cause a nuisance, are kept under proper control at all times and do not cause any disturbance to other residents. Short and long term lets permitted.

