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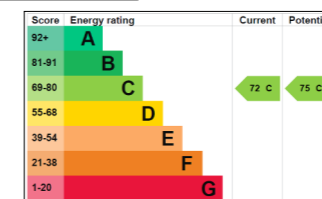
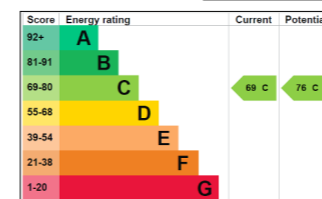
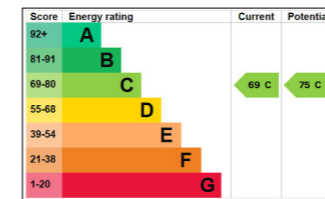
To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

# ARMSTRONG GORDON



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## PORTSTEWART

37A, B & C Central Avenue

BT55 7BS

Offers Over £359,500

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Located in the heart of the ever popular seaside town of Portstewart, this substantial mid-terrace property presents a fantastic investment opportunity on the stunning North Antrim Coast. Currently configured as three self contained apartments, the property offers excellent potential for investors seeking immediate rental income or long term capital growth in one of Northern Ireland's most sought after coastal locations. The accommodation comprises (two) two bedroom apartments and one well appointed one bedroom apartment, each offering bright and comfortable living space with independent facilities. The flexible layout is ideally suited for long term letting and holiday accommodation, subject to any necessary approvals. Ideally positioned within easy reach of local shops, cafés, restaurants, the promenade, and award winning beaches, the property benefits from strong year round demand from both residents and visitors alike. The surrounding North Coast continues to attract significant tourism and investment, making this an increasingly desirable area for property investment. Combining generous accommodation, an excellent location, and strong income potential, this is a rare opportunity to acquire a versatile property in one of the most scenic parts of the Causeway Coast.

Approaching Portstewart from Portrush, take your first left after Station Road (York Corner) onto Central Avenue. No. 37 will be located on your left hand side just before Portstewart Primary School.

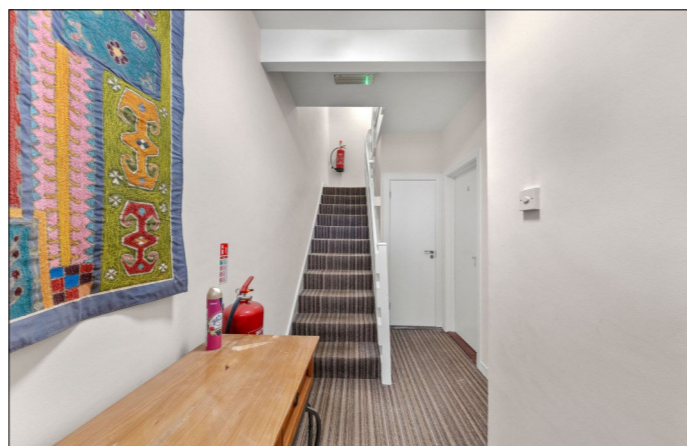
#### ACCOMMODATION COMPRISES:

##### Communal Entrance Porch:

4'3 wide with half wood panelled walls and tiled floor.

##### Communal Entrance Hall:

With stair access to all floors.



##### Apartment A:

#### GROUND FLOOR:

##### Open Plan Lounge/Kitchen/Dining Area:

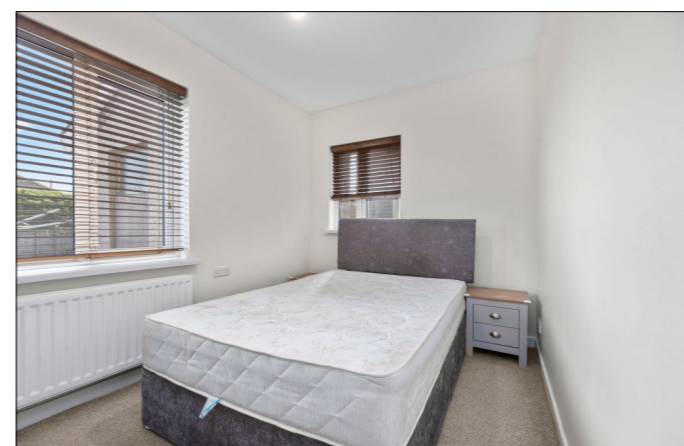
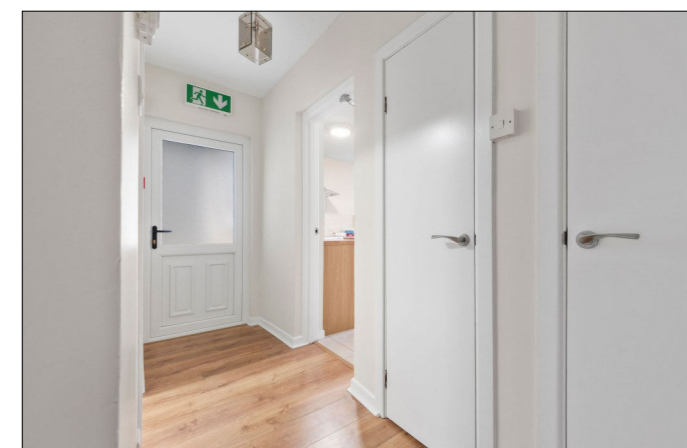
29'0 x 14'3 into bay

With single drainer stainless steel sink unit, high and low level built in units with tiling between, space for cooker, fridge, plumbed for automatic washing machine, stainless steel extractor fan, tiled splashback and tiled floor. Door leading to:



##### Rear Hallway:

With pedestrian door to rear, cloaks cupboard, storage cupboard and laminate wood floor.

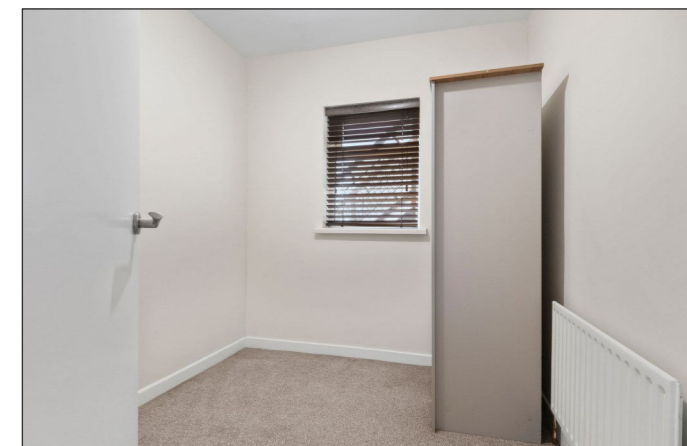


##### Bedroom 1:

11'6 x 8'0

##### Bedroom 2:

8'5 x 7'6



##### Shower Room:

With white suite comprising w.c., wash hand basin with tiled splashback fully tiled walk in shower cubicle with mains shower. shaver point, cupboard housing gas boiler, extractor fan and tiled floor.

**SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Close To Towns Main Promenade
- \*\* Situated In A Popular Area

**CAPITAL VALUE:**

£72,500 (Rates: £773.00 p/a approx.)

**Apartment B:**

**FIRST FLOOR:**

**Entrance Hall:**

3'1 wide

**Open Plan Lounge/Kitchen/Dining Area:**

29'8 x 12'4

**Lounge:**

With sea views to side.



**Kitchen:**

With single drainer stainless steel sink unit, high and low level built in units with tiling between, space for cooker and hob, stainless steel extractor fan above, tiled splashback, space for fridge, plumbed for automatic washing machine and saucepan drawers. 12'7 x 7'10



**Bedroom 1:**

With single built in wardrobe with over head storage. 12'9 x 6'6



**Rear Porch (Off Kitchen):**

With cupboard housing gas boiler, 'Velux' window and PVC pedestrian door leading to fire escape.



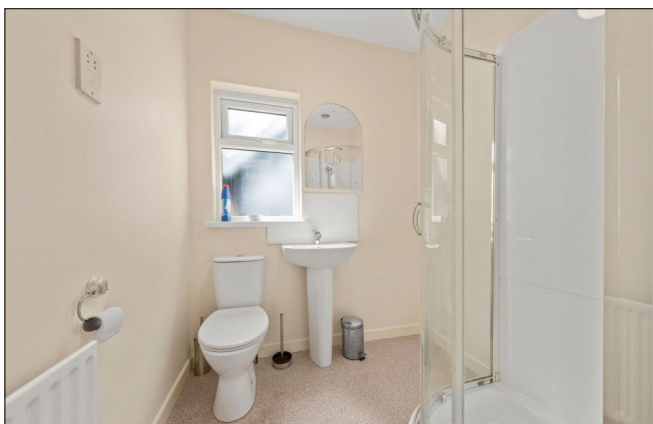
**Bedroom 2:**

11'7 x 7'10



**Bedroom 3:**

8'4 x 7'5



**Shower Room:**

With white suite comprising w.c., wash hand basin with tiled splashback, fully PVC clad walk in shower cubicle with mains shower, shaver point and extractor fan.



### **SPECIAL FEATURES:**

#### **Apartment B:**

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Sea Views From Lounge
- \*\* Central Location

### **CAPITAL VALUE:**

£75,000 (Rates: £800.00 p/a approx.)

#### **Apartment C:**

### **SECOND FLOOR:**

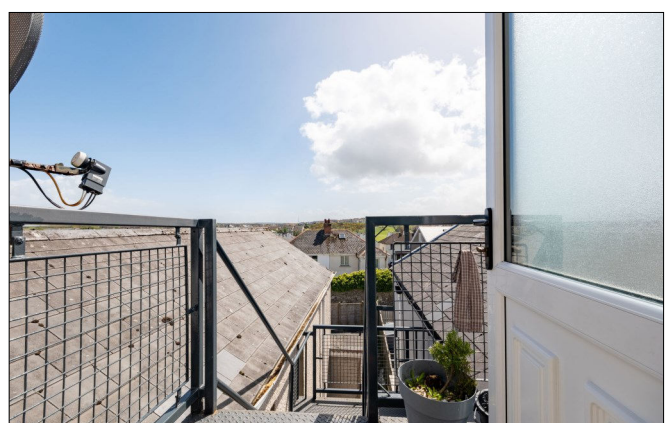
#### **Entrance Hall:**

3'7 wide

#### **Open Plan Lounge/Kitchen/Dining Area:**

With single drainer stainless steel sink unit, high and low level units, integrated hob and oven, space for fridge, plumbed for automatic washing machine, pedestrian door to fire escape.

26'3 x 9'10



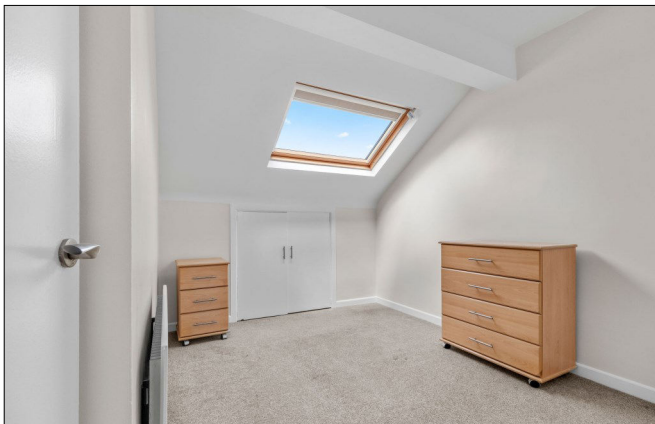
**Lounge:**

With access to roof space and partial Atlantic Ocean views.



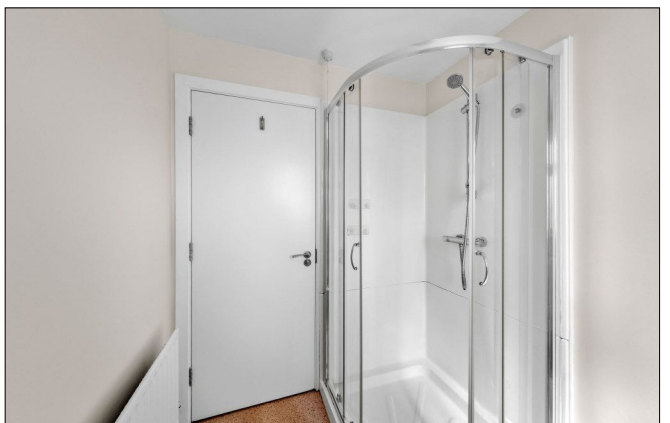
**Bedroom 1:**

With built in storage and access to eaves and 'Velux' window. 11'0 x 8'5



**Shower Room:**

With white suite comprising w.c., wash hand basin with tiled splash back, PVC cladded walk in shower cubicle with mains shower, shaver point and extractor fan.



**EXTERIOR FEATURES:**

Communal fully enclosed concrete area with two storage cupboards. Light to rear.

**SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Close To Towns Main Promenade
- \*\* Sea Views From Lounge & Bedroom

**TENURE:**

Leasehold

**CAPITAL VALUE:**

£43,000 (Rates: £458.00 p/a approx.)

