



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

11 Six West  
The Promenade  
BT55 7AD  
Price £465,000

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Discover a truly exceptional two bedroom second floor apartment set within an exclusive luxury development in the heart of Portstewart. Combining the timeless character of the Promenade with contemporary architecture and energy-efficient design, this stunning home offers a unique coastal lifestyle. Enjoy uninterrupted panoramic views from your living space, taking in the Atlantic Ocean, Portstewart Promenade, Dominican College, the Donegal headlands, and the picturesque harbour. Internally, the apartment showcases high-end finishes, spacious interiors, and thoughtful design features including generous storage, lift access to all floors, and access to a private rear terrace.

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 noise cancelling part panel walls, decorative flower wall, tiled floor, access to all three blocks, storage units to rear and feature wall lighting.

FIRST FLOOR:

Entrance Hall:

4’0 wide with built in storage consisting of double cupboard, drawers and shelving, recessed lighting, wall lights, LED lighting in skirting, thermostat controls and tiled floor.

Open Plan Kitchen/Dining/Living Area: 19’4 x 13’5

With ‘Shock’ sink unit set in Silestone worktops with Silestone splashbacks, high and low level units, feature strip under unit lighting, integrated fridge freezer, integrated ‘Samsung’ oven, ceramic hob and concealed extractor fan above, integrated dishwasher, saucepan drawers, feature wall lights, recessed shelving, thermostat controls, recessed lighting, tiled floor and box window with uninterrupted views of Atlantic Ocean, Dominican Covent, Portstewart Promenade, Donegal Headlands and Harbour.



Shower Room:

With floating w.c. with brushed brass flush plate, round countertop wash hand basin set in vanity unit with storage below and brass tap, illuminated mirror above, fully tiled walk in shower cubicle with mains rainfall shower with additional telephone hand shower with brass finish, tiled recessed shelf, additional utility cupboard with plumbing for automatic washing machine, space for tumble dryer and shelving, extractor fan, recessed lighting and tiled floor.





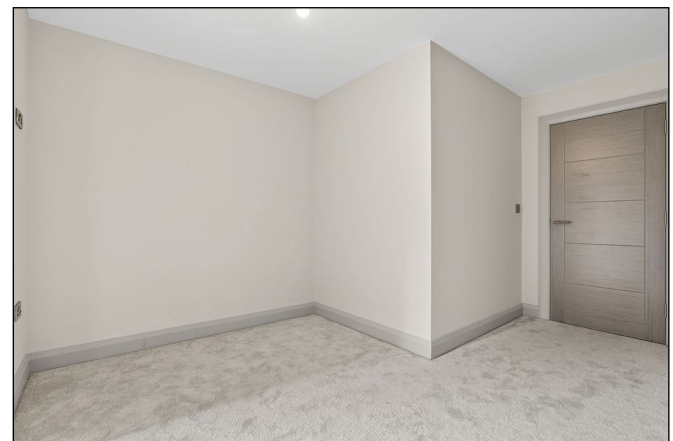
### Bedroom 1:

With built in furniture consisting of built in double wardrobes, dressing table and PVC door leading to private tiled terrace with glass balustrades and feature dropped lights. 12'2 x 11'7



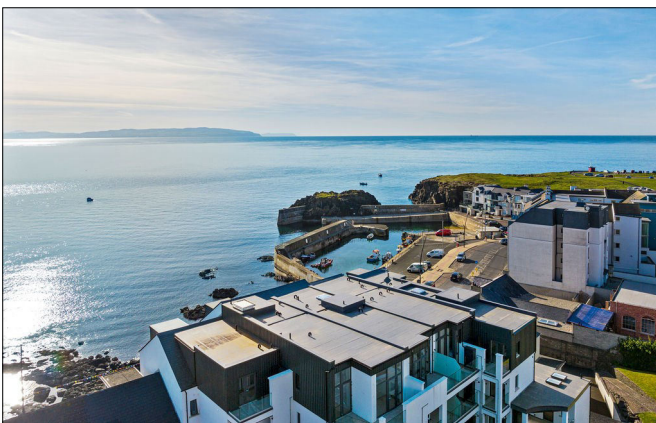
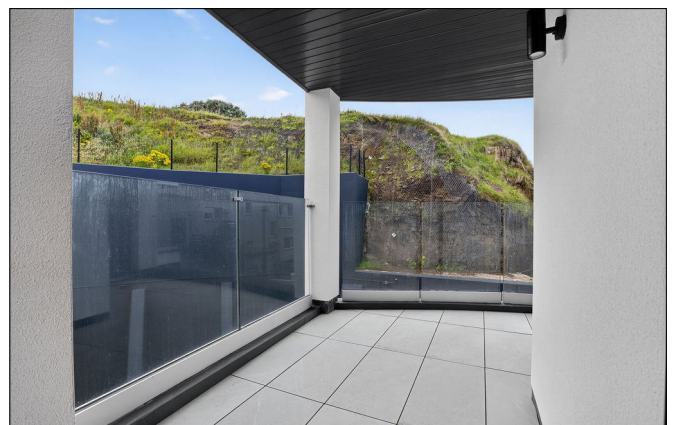
### Bedroom 2:

With built in furniture consisting of double wardrobe and dressing table and PVC patio door leading to private tiled terrace with glass balustrades. 13'0 x 10'0



### Terrace:

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



### 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
- \*\* 10 Year Structural Warranty Provided By Global Homes
- \*\* Panoramic Views Across Atlantic Ocean, Crescent, Dominican Covent, Portstewart Promenade & Harbour

**TENURE:**

Leasehold

**MANAGEMENT COMPANY:**

Please note that all purchasers will become a member of a management company. Service Charge is to be agreed. Ground Rent of £200.00 is also charged annually.