



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

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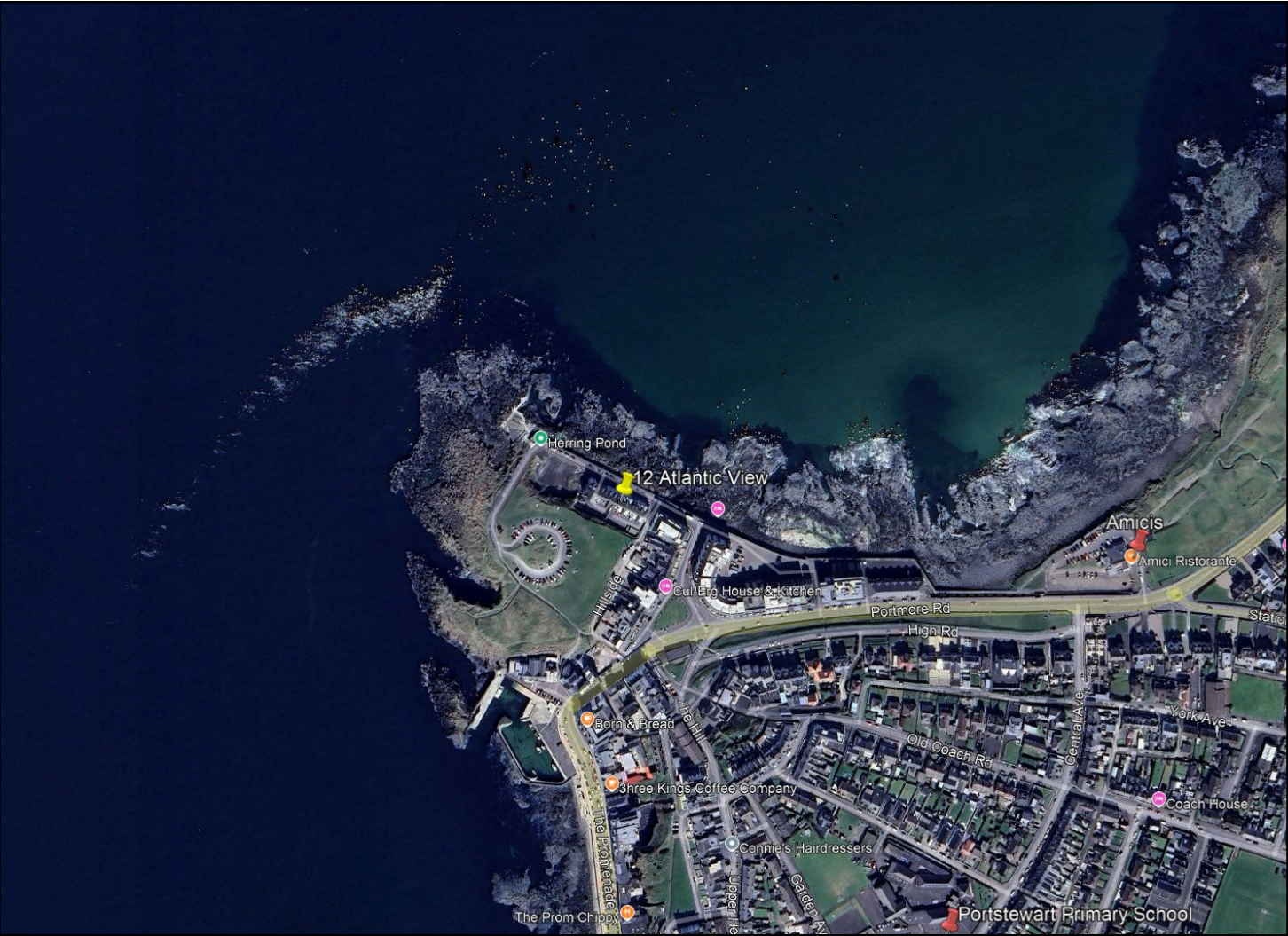
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ARMSTRONG
GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	64 D
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

12 Atlantic View

BT55 7GP

Offers Around £445,000

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A fabulous four bedroom 1450 sq. ft (approx.) duplex second and third floor penthouse offering panoramic views of the Atlantic Ocean and Portstewart Old Town Golf Course. Constructed in 1997 this property is huge in comparison to todays modern apartment builds. A beautifully presented penthouse, this luxurious apartment offers bright and spacious accommodation throughout and also has the added benefit of a terrace balcony to the rear of the building taking in views of the Donegal Headlands, Strand Beach and Mussenden Temple. With so many quality attributes we thoroughly recommend early internal appraisal at your earliest convenience.

On leaving Portstewart from the Harbour end of the Promenade, take the first left, opposite public toilets into Atlantic Circle and follow the road round to the left proceeding onto Kinora Terrace. Atlantic View will be the second block on your left hand side.

ACCOMMODATION COMPRISES:

Communal Entrance Hall:

With stair access to each floor.

SECOND FLOOR:

Entrance Hall:

14’2 wide with storage cupboard, understairs storage, additional shelved cupboard and laminate wood floor.



Open Plan Lounge/Kitchen/Dining Area: 22’8 x 17’5

With single drainer stainless steel sink unit set in granite worktops and splashback, high and low level units, integrated ceramic hob, stainless steel oven, extractor fan above, granite splashback, integrated fridge freezer, washing machine and dish washer, integrated eye level microwave, saucepan drawers, frosted glass display cabinets, shelving matching granite breakfast bar, coving, tiled floor and PVC French door onto tiled patio with views across Atlantic Ocean, Coast Road, Portstewart Old Town Golf Course and towards Portrush.



Bedroom 3:

10’3 x 9’9



Bedroom 4:

With built in wardrobe and chest of drawers.
9’2 x 8’6



Shower Room:

Comprising w.c., wash hand basin with storage below, fully tiled walk in shower cubicle with mains rainfall shower head, additional telephone hand shower, fully tiled walls, extractor fan and tiled floor.

THIRD FLOOR:

Landing:

With storage cupboard.



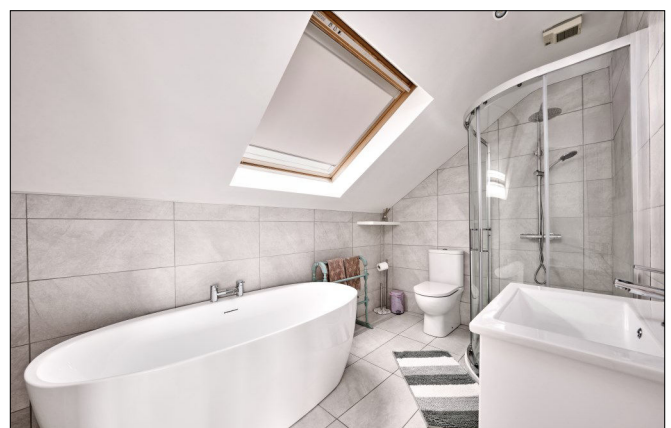
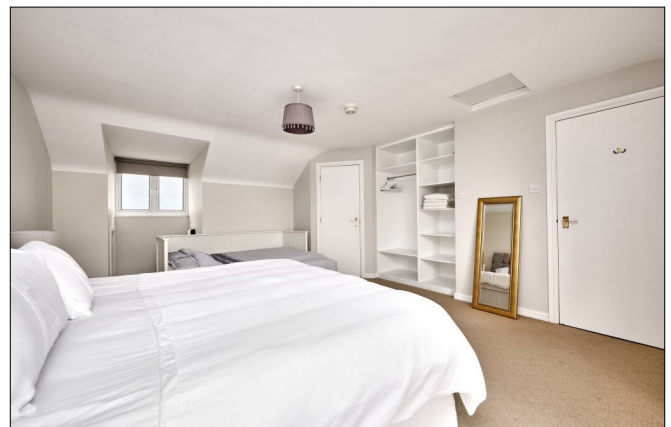
Bedroom 1:

With built in open plan wardrobes, shelving, storage into eaves and PVC pedestrian door to paved balcony with views across Atlantic Ocean, Portstewart Strand, Mussenden Temple & Downhill.

18'11 x 13'6

Views from the other side to Atlantic Ocean, Coast Road, Portstewart Old Town Golf Course and towards Portrush.

Ensuite off with w.c., floating wash hand basin with storage below, fully tiled walk in shower cubicle with rainfall shower head, additional telephone hand shower, half tiled walls, extractor fan, 'Velux' window, vertical towel rail, recessed lighting and tiled floor.



Bedroom 2:

With PVC French doors leading to paved balcony with views across Atlantic Ocean, Portstewart Strand, Mussenden Temple & Downhill. 12'0 x 8'10



EXTERIOR FEATURES:

Parking to rear of property.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Uninterrupted Panoramic Views Across Atlantic Ocean, Coast Road, Portstewart Old Town Golf Course & Towards Portrush
- ** Views To Rear Towards Portstewart Strand, Atlantic Ocean, Mussenden Temple & Downhill
- ** Parking To Rear Of Property
- ** Newly Renovated Shower Room & Ensuite

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. Details of the annual Service Charge and full management services are available on request. **Current Service Charge is £1,200.00 per annum (16.07.25) Accessed annually.**



