



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

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Mortgage Services:

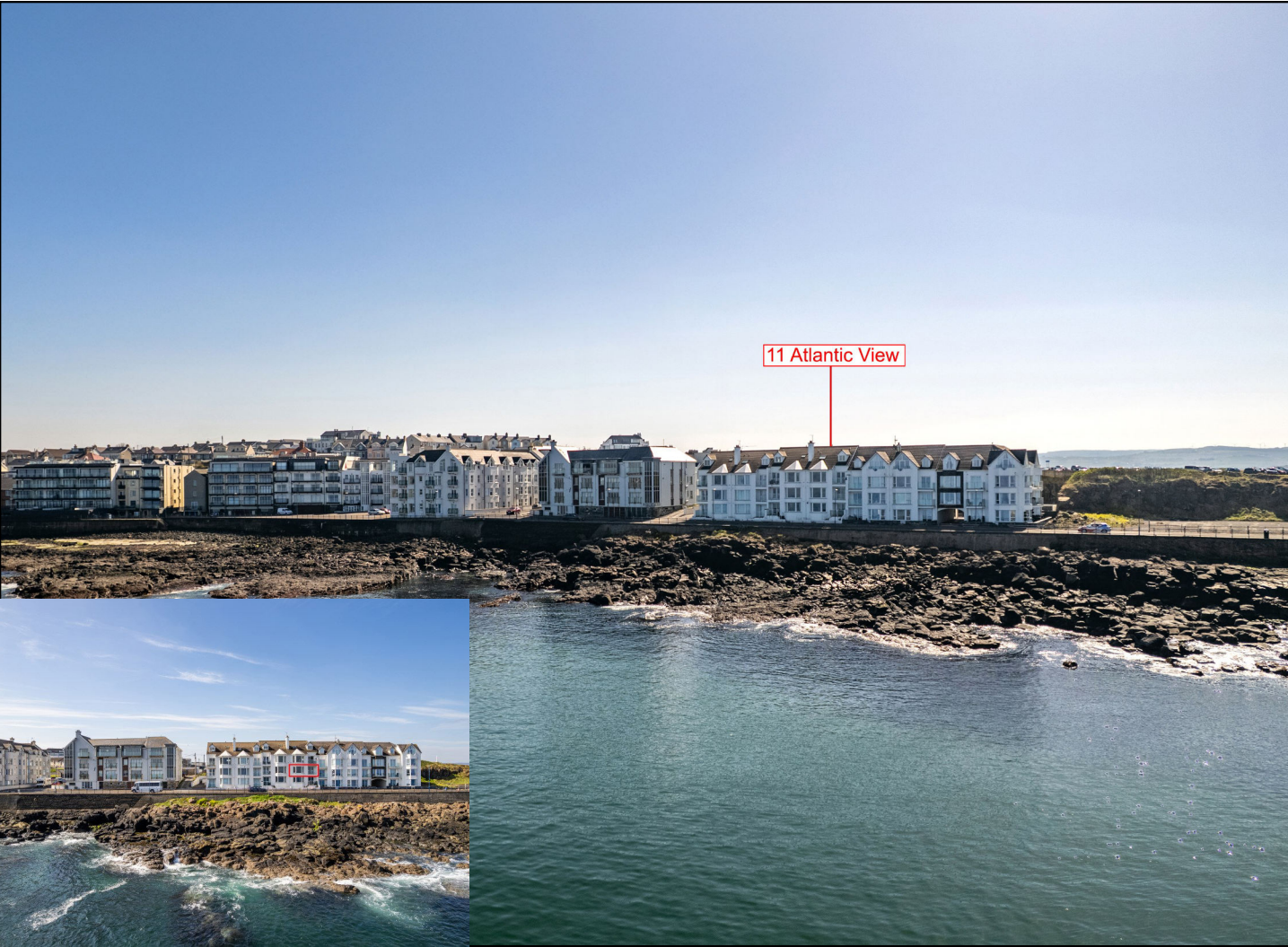
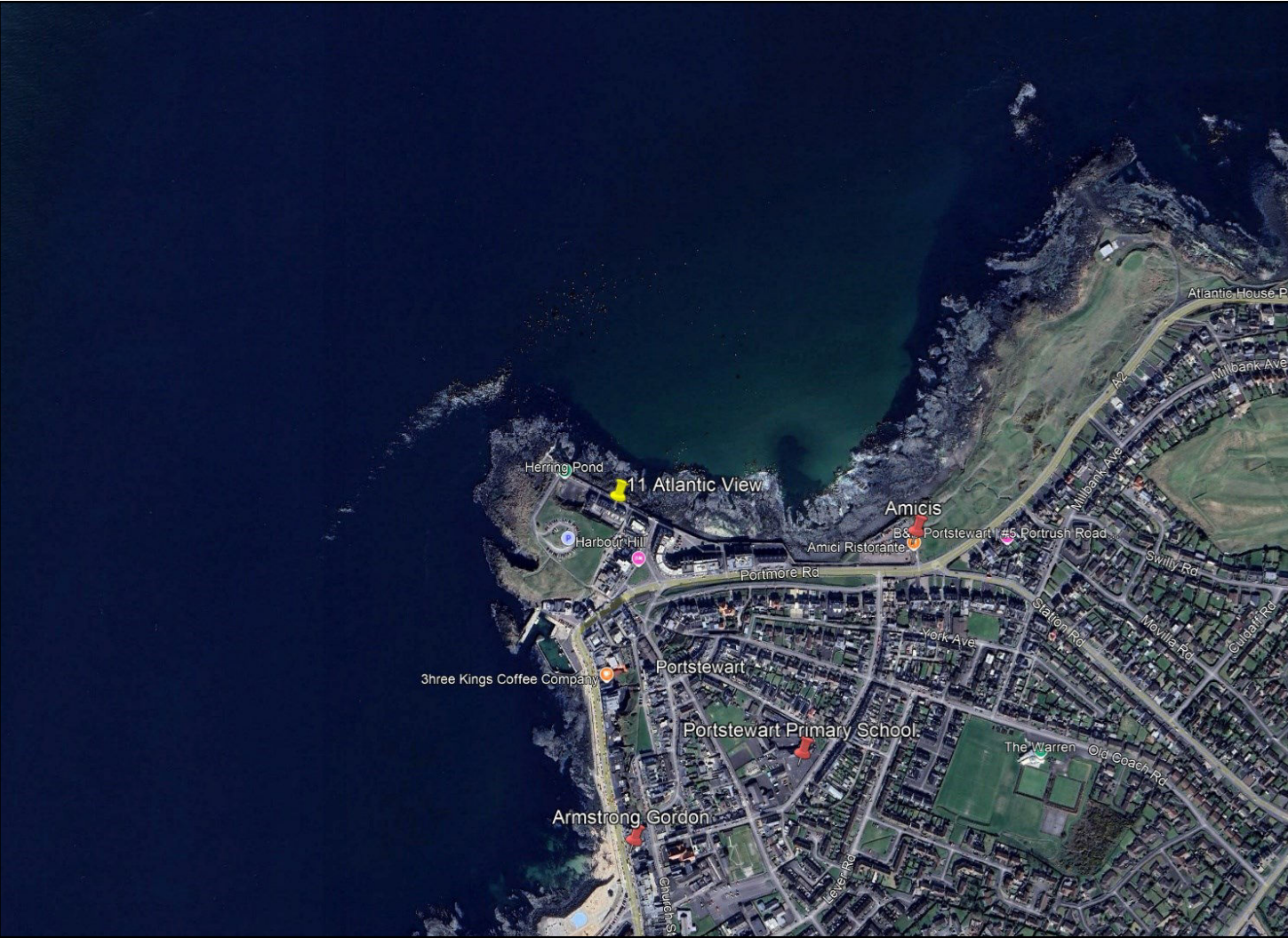
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Other Financial Services:

- Mortgage Protection
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- Critical Illness Cover
- Income Protection
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ARMSTRONG  
GORDON



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

PORTSTEWART

11 Atlantic View

BT55 7GP

Offers Over £295,000

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028 7083 2000  
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A delightful two bedroom first floor apartment with magnificent and panoramic views of the North Atlantic Ocean and the Old Town Course. One of only twelve units which were constructed circa 2004, the property is both bright and spacious and offers comfortable living space. This stunning apartment benefits from a sit out balcony area to the front. Suitable to a wide spectrum of potential purchasers, Atlantic View is convenient to the Promenade with its array of shops, coffee houses, boutiques and an excellent choice of first class eating establishments. Situated in a prime location with superb views, this property should be viewed at your earliest convenience.

Approaching Portstewart from Coleraine on the Station Road, turn left at the bottom onto Portmore Road which follows on to the Portrush Road. Heading into Portstewart, take your first right after the Old Town Golf Course into Atlantic Circle. Turn left once you see the ocean onto Kinora Terrace and Atlantic View will be the second apartment building on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

With stair access to all floors.

FIRST FLOOR:

Entrance Hall:

8'2 wide with storage cupboard and glass door leading to;



Open Plan Lounge/Kitchen/Dining Area: 22'8 x 18'4

Kitchen:

With bowl and half single drainer stainless steel sink unit, high and low level units with tiling between, integrated ceramic hob, oven, extractor fan above, space for fridge, plumbed for automatic washing machine, saucepan drawers, wine shelving rack, strip lighting, recessed lighting in pelmet, laminate wood floor and PVC sliding patio door leading to tiled balcony with views across Atlantic Ocean, Coast Road, Old Town Golf Course and Portrush.



Lounge Area:

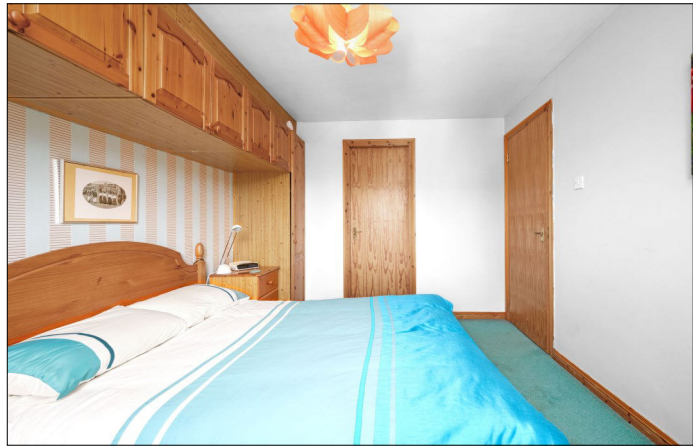
With wiring for wall lights, laminate wood floor and views across Atlantic Ocean, Coast Road, Old Town Golf Course and Portrush.



Bedroom 1: 13'1 x 9'9

With built in furniture consisting of double, one single wardrobes and overhead storage.

Ensuite off with w.c., wash hand basin, fully tiled walk in shower cubicle with mains shower head, shaver point and light, gas boiler, part tiled walls and extractor fan.





**Bedroom 2:**

12'2 x 8'6

**Bathroom:**

With coloured suite comprising w.c., wash hand basin, pine panel bath with telephone hand shower, shaver point and light, part tiled walls and extractor fan.

**EXTERIOR FEATURES:**

Private secure parking to rear of building.

**TENURE:**

Leasehold

**SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Uninterrupted Views Across Atlantic Ocean, Coast Road, Old Town Golf Course & Towards Portrush
- \*\* Very Close Proximity To Portstewart Promenade

**CAPITAL VALUE:**

£145,000 (Rates: £1483.35 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 £1,200 (two payments of £600) p/a approx. 28.08.2025**

We advise all purchasers to make themselves aware of any rental and domestic pet restrictions within communal lease before proceeding.