



## 23 THE COUNTIES, PORTRUSH



X 2



X 1



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	68
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

OFFERS OVER £249,950

# 23 THE COUNTIES, PORTRUSH

A well-presented penthouse apartment in The Counties on Mark Street, Portrush, offering modern living in the heart of the town. The property comprises two bedrooms, including a master with ensuite, and a spacious open-plan kitchen, living and dining areas. The living space opens onto a covered west-facing balcony, providing panoramic sea views over Portrush Harbour, the West Bay and beyond towards the Donegal headlands.

Within walking distance of Portrush's beaches, shops, cafes, restaurants, and local amenities, the apartment also benefits from secure allocated car parking. Ideal as a permanent home, holiday residence, or investment, it combines contemporary accommodation with the appeal of seaside living in one of Northern Ireland's most popular towns.

## FEATURES

- Gas-fired central heating
- Double glazing throughout
- Covered west-facing balcony with sea views
- Secure allocated car parking to the rear
- Central Portrush location, close to beaches, shops, and amenities

## ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £1,227.60

SERVICE CHARGE: £1500

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## COMMUNAL ENTRANCE

Individual mailboxes; secure intercom entry system.

## THIRD FLOOR

### ENTRANCE HALL

Laminate flooring; intercom handset; 'Slingsby' ladder to roof space.

### OPEN PLAN KITCHEN, LIVING & DINING

Laminate flooring throughout.

### KITCHEN & DINING

4.80 m x 3.71 m (15'9" x 12'2")

Range of fitted units; laminate work surfaces; stainless steel sink and drainer; electric oven and hob with extractor over; integrated fridge freezer and washing machine; plumbed for dishwasher; recessed lighting.

### LIVING AREA

3.37 m x 3.71 m (11'1" x 12'2")

Newly installed aluminium framed French doors leading to the covered balcony.

### COVERED BALCONY

1.68 m x 1.98 m (5'6" x 6'6")

Paved flooring; recessed lighting; west-facing sea views.

### BEDROOM 1

3.44 m x 3.07 m (11'3" x 10'1")

Double bedroom to the rear; built-in cupboard.

### ENSUITE

1.71 m x 1.90 m (5'7" x 6'3")

Panelled shower cubicle; toilet; vanity unit with wash hand basin; recessed lighting; feature tiled flooring.

### BEDROOM 2

3.45 m x 2.68 m (11'4" x 8'10")

Double bedroom to the rear; boiler cupboard; built-in cupboard.

### BATHROOM

1.96 m x 1.94 m (6'5" x 6'4")

Panel bath with shower over; toilet; vanity unit with wash hand basin; part tiled walls; tiled floor; recessed lighting.

## EXTERNAL FEATURES

- Covered balcony with west-facing sea views.
- Secure allocated car parking.



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# PHOTOS



