



**C4 THE EDGEWATER, PORTSTEWART**



X 3



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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		83	83

**OFFERS AROUND £525,000**

# C4 THE EDGEWATER, PORTSTEWART

This well-presented first floor apartment is situated within the exclusive Edgewater development on Strand Road — one of Portstewart's most desirable coastal addresses.

Offering excellent sea views from both the spacious open-plan living area, with private balcony, and the principal bedroom suite, this three-bedroom apartment provides generous accommodation within this highly sought-after coastal setting. The property features a contemporary kitchen, well-appointed bathrooms and gated allocated parking.

Edgewater residents enjoy direct access to the scenic cliff path, offering a short stroll to The Strand beach in one direction and the vibrant Promenade, with its cafes and shops, in the other — making this an ideal opportunity to enjoy coastal living in one of the North Coast's premier apartment developments.

## FEATURES

- Private west facing balcony with sea views.
- Mains gas central heating.
- Double glazing in aluminium clad timber framed windows.
- Security alarm and video entry system.
- Integrated vacuum system.
- Allocated car parking and external store.

## ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £2,399

ANNUAL SERVICE CHARGE: £3,674.56

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## COMMUNAL ENTRANCE

Well-presented communal entrance; tiled floor, individual mailboxes, secure intercom system, lift access to all floors.

## FIRST FLOOR

### ENTRANCE HALL

Utility cupboard with gas boiler; recessed lighting.

### OPEN PLAN KITCHEN, LIVING & DINING

#### KITCHEN AREA

2.82 m x 3.92 m (9'3" x 12'10")

Range of fitted units; granite work surfaces; recessed sink & drainer; integrated fridge-freezer, dishwasher & wine fridge; fitted oven & microwave; island with breakfast bar; sea views; tiled floor; open to living area.

#### LIVING & DINING AREA

4.47 m x 7.33 m (14'8" x 24'1")

Doors leading to the private balcony with sea views; space for dining; open to the kitchen; intercom system; remote controlled electric blinds.

#### BEDROOM 1

4.23 m x 3.46 m (13'11" x 11'4")

Double bedroom to the front with bay window & sea views; range of fitted bedroom furniture; recessed lighting.

#### ENSUITE

1.68 m x 2.35 m (5'6" x 7'9")

Large tiled shower cubicle; wall-mounted toilet & vanity unit with wash hand basin; chrome towel radiator; wall-mounted mirror; tiled floor; recessed lighting.

#### BEDROOM 2

4.64 m x 3.76 m (15'3" x 12'4")

Double bedroom to the rear; feature curved window; recessed lighting.

#### BEDROOM 3

2.59 m x 2.79 m (8'6" x 9'2")

Single bedroom to the rear; recessed lighting; laminate floor.

#### BATHROOM

2.54 m x 4.75 m (8'4" x 15'7")

Freestanding bath with shower attachment; large tiled shower cubicle; wall-mounted toilet; vanity unit with wash hand basin; wall-mounted mirror; tiled floor; recessed lighting; part-tiled walls.

## EXTERIOR FEATURES

### EXTERNAL STORE

### BALCONY

2.18 m x 5.64 m (7'2" x 18'6")

West-facing paved balcony with sea and coastal views; glass balustrade; power & light.

PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

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# FLOORPLAN



Floor Plans Are For Guidance Only And Not To Scale. Produced Using Digital Scanning Technology. All Dimensions Are Approximate And Should Not Be Relied Upon. Purchasers Should Verify All Information Independently.



# PHOTOS



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