



8 LANSDOWNE MANOR, PORTRUSH



X 3



X 2



X 1

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 64 | 74 |

OFFERS OVER £295,000

8 LANSDOWNE MANOR, PORTRUSH

A well-presented third floor apartment within a traditional building, boasting stunning panoramic views across the coastline towards East Strand, The Skerries and beyond, along with an attractive outlook over Antrim Gardens and Portrush town. The spacious layout comprises three double bedrooms, a bright lounge with bay window and feature fireplace, separate dining room and a generous dining kitchen. Perfectly positioned to enjoy the surrounding scenery and within easy reach of local amenities, this apartment represents an excellent choice as a main residence, holiday home or investment opportunity.

FEATURES

- Recently installed uPVC double glazing.
- Modern smart high heat-retention electric heating.
- Third floor apartment with lift access.
- Stunning panoramic coastal and town views.

ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £1,176.45

ANNUAL SERVICE CHARGE: £2,200

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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COMMUNAL ENTRANCE

Well maintained communal entrance; secure intercom system; lift access to all floors; individual letterboxes.

LOUNGE

4.99 m x 5.30 m (16'4" x 17'5")

Bay window to the front with panoramic sea & coastal views; Cast iron fireplace set on a tiled hearth with wood surround.

DINING AREA

4.35 m x 2.30 m (14'3" x 7'7")

Intercom handset; triple glazed window; vinyl floor; steps down to the rear hall.

REAR HALL

Access to the fire exit; cloaks area.

DINING KITCHEN

4.21 m x 3.31 m (13'10" x 10'10")

Range of fitted units; laminate work surfaces; recessed sink & drainer; electric oven & hob with extractor unit over; integrated under counter fridge; vinyl floor; space for dining.

UTILITY ROOM

1.34 m x 1.75 m (4'5" x 5'9")

Plumbed for washing machine; fitted shelving; vinyl floor.

BEDROOM 1

3.62 m x 2.83 m (11'11" x 9'3")

Double bedroom to the front with sea views; range of fitted bedroom furniture.

BEDROOM 2

3.40 m x 2.87 m (11'2" x 9'5")

Double bedroom to the rear; built in shelved cupboard.

BEDROOM 3

2.33 m x 2.32 m (7'8" x 7'7")

Double bedroom to the front with sea views.

BATHROOM

2.54 m x 3.61 m (8'4" x 11'10")

Large tiled shower cubicle with feature lighting and built-in storage niche; toilet; wash hand basin; fitted mirrored cabinet; shelved hot press with access to the roof space; tiled walls; vinyl floor.

REAR FIRE ESCAPE

Leading to Princess Street.



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PHOTOS



