



## PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

Mortgages | Life Assurance | Critical Illness | Accident, Sickness & Redundancy Cover |  
Income Protection | Buildings & Contents Insurance | Trusts |

To arrange an initial appointment please contact:

**ARMSTRONG GORDON**

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



**ARMSTRONG GORDON**  
& Company Limited  
THE PROFESSIONAL PROPERTY AGENT [ Est. 1947 ]



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# ARMSTRONG GORDON



**\*\* Closing Date: Friday 21st May 2021 at 12.00pm approximately if not previously sold and completion by 30th June 2021 \*\***



## PORTRUSH

59 Causeway Street

BT56 8AN

Offers Over: £160,000

028 7083 2000  
[www.armstronggordon.com](http://www.armstronggordon.com)



A great opportunity to acquire a substantial 6 bedroom, 3 storey property immediately beside Portrush’s East Strand beach. The property offers the potential for an inventor to purchase the property to derive a rental income from the sitting tenancy that is in place. Alternatively the property could be developed but only through the purchase of the property and with the purchaser seeking an arrangement with the current sitting tenant. Purchasing this property is on the basis of vacant possession is not an option.

This property is located in the heart of Portrush at the end of the East Strand Beach on the main coast path between Royal Portrush golf course and the town centre. This property is situated to the left of the pedestrian footpath access to East Strand Beach.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall:  
With under stairs storage cupboard. 4’0

Lounge:  
12’10 into bay x 15’6

Kitchen/Dining:  
14’7 x 10’4

Utility Room:  
With separate W.C. and wash hand basin.  
10’3 x 4’7

FIRST FLOOR:

Bathroom/W.C.  
11’6 x 6’9

Bedroom 1: 14’7 x 10’11

Bedroom 2:  
With wash hand basin. 12’7 x 10’11

Bedroom 3: 9’4 x 8’2

Second Floor

Bedroom 4:  
With wash hand basin. 15’0 x 8’2

Bedroom 5: 10’10 x 10’2

Bedroom 6: 9’3 x 8’8



**EXTERIOR FEATURES**  
Outside to rear there is a concrete yard area.

- SPECIAL FEATURES**
- \*\* Oil Fired Central Heating
  - \*\* PVC Double Glazed Windows
  - \*\* Property Only Being Sold On The Basis Of A Sitting Tenancy Being In Place Deriving £340.54 p/m Not Including Rates ( Tenant Is Responsible For Paying Rates )
  - \*\* Please Note A Number Of The Features In The Property Have Not Been Included As They Were Purchased By The Tenant
  - \*\* Yard To Rear
  - \*\* Sea Views (At Present)
  - \*\* Specific Viewing Day And Time Will Be Arranged

**CAPITAL VALUE**  
To Be Accessed

**TENURE**  
Freehold

