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ARMSTRONG
GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

19 Seahaven Court

BT55 7DS

Offers Over £175,000

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A delightful 2 bedroom ground floor apartment, ideally situated in a popular residential environment and within proximity to the Promenade, which offers a wide selection of shops, restaurants and coffee houses. The property itself is in excellent condition having recently benefitted from new kitchen and bathroom. Externally, the property benefits from a patio area to the front of the property and parking. This apartment would be suitable to a wide range of potential purchasers ranging from first time buyers to those wishing to retire.

Approaching Portstewart on the Coleraine Road take your second right after the Burnside roundabout into St. Johns Close. Take your first right into Seahaven Park, first right again and first right going into Seahaven Court. No.19 will be located on your right hand side.

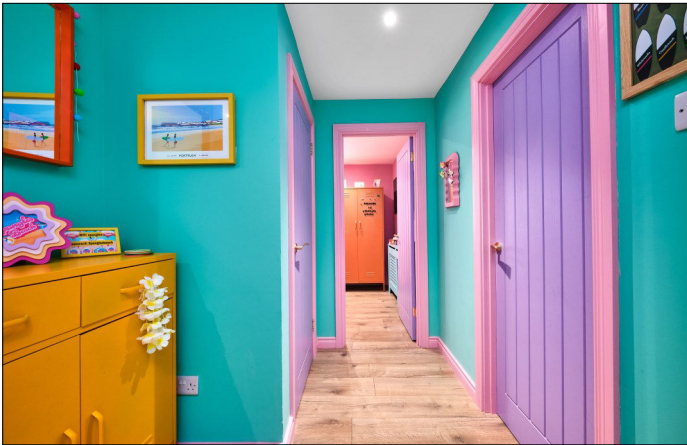
ACCOMMODATION COMPRISES:

Entrance Hall:

3'3 wide with storage cupboard, under stairs storage cupboard and laminate wood floor.

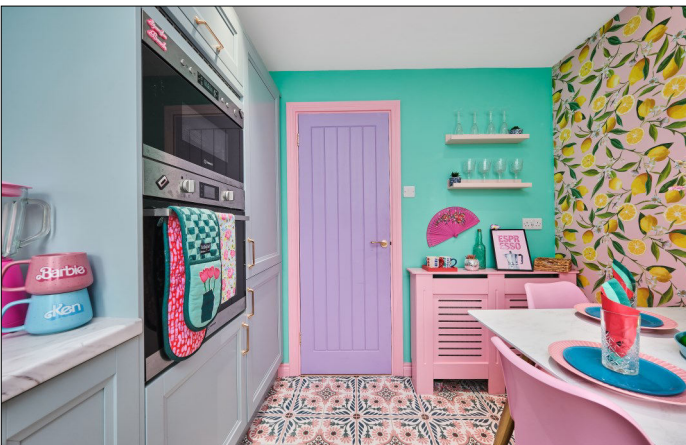
Lounge: 14'0 x 11'3

With recessed lighting, laminate wood floor and PVC sliding door to balcony with composite decking.



Kitchen/Dining Area:

With bowl and half single drainer sink unit, low level units with tiling above, integrated hob, double eye level oven, integrated fridge freezer, plumbed for automatic washing machine, saucepan drawers, recessed lighting and tiled floor. 9'7 x 8'7



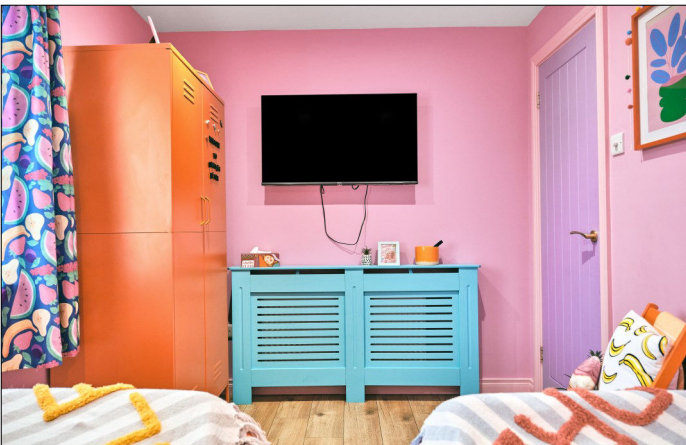
Bedroom 1:

With laminate wood floor and recessed lighting. 14'6 x 11'2



Bedroom 2:

With laminate wood floor and recessed lighting. 13'1 x 8'6



Shower Room:

With white suite comprising w.c., wash hand basin with storage below, fully tiled walk in shower cubicle with brass rainfall shower head with additional telephone hand shower, recessed lighting, extractor fan and tiled floor.



EXTERIOR FEATURES:

Storage cupboard to side of property housing gas boiler. Parking to front.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Walking Distance To Town Centre
- ** Recently Decorated Throughout & In Excellent Decorative Order

CAPITAL VALUE:

£90,000 (Rates: £783. 18 p/a approx.)

TENURE:

Freehold

