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# ARMSTRONG GORDON



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## PORTRUSH

23 Lansdowne Crescent  
BT56 8AY  
Offers Over £675,000

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A unique opportunity to own a beautifully positioned three bedroom property located on the iconic Lansdowne Crescent in the heart of Portrush. This charming home enjoys uninterrupted panoramic views of the Atlantic Ocean, Skerrie Isles, East Strand Beach, Whiterocks and beyond, capturing the natural beauty of the North Coast from every angle. Externally the property offers garden area to front and rear plus the added benefit of a detached garage accessed off Lansdowne Lane. Set on an elevated site, the property offers immense potential, whether as a stunning coastal residence or a lucrative investment opportunity. Subject to the necessary statutory planning permissions, the property may also offer development potential for apartments, making it particularly appealing to developers seeking a landmark location.

From Portrush Harbour head through Ramore Street onto Ramore Avenue past the former tennis courts. Turn right as you reach Lansdowne Car Park and No 23 will be located on your right hand side just after the Kraken Fish Bar.

#### ACCOMMODATION COMPRISES:

#### GROUND FLOOR:

##### Sun Porch:

With views across Atlantic Ocean and Skerries.  
10'7 x 8'4



##### Entrance Hall:

3'9 with tiled floor.

##### Separate W.C.:

With wash hand basin with storage below and tiled floor.



##### Lounge:

With brick surround fireplace with tiled hearth and wood mantle and views across Atlantic Ocean and Skerries. 14'6 x 11'0



##### Kitchen:

With bowl and half stainless steel sink unit, high and low level built in units, space for cooker, integrated fridge, plumbed for automatic washing machine, saucepan drawers, part tiled walls, part PVC panelled walls and strip lighting. 11'6 x 9'3



##### Reception/Bedroom:

With PVC sliding door through to conservatory:  
12'9 x 11'0

##### Rear Porch:

With boiler, tiled floor and door leading to large storage room with door leading to bedroom and pedestrian door leading to rear.

##### Utility Area:

7'1 x 6'2

##### Store Room:

With light and power points, space for additional fridge freezer and PVC door leading to rear garden.  
17'0 x 9'2

##### Bedroom 1:

With wash hand basin with tiled splashback.  
10'7 x 10'0



**Conservatory:**

With tiled floor and PVC door leading to rear garden. 11'3 x 8'0



**FIRST FLOOR:**

**Landing:**

With access to roof space and views across Atlantic Ocean and Skerries.

**Bedroom 2:**

With built in slide robes. 11'6 x 10'6

**Bedroom 3:**

With views across Atlantic Ocean and Skerries. 11'6 x 11'1

**Bedroom 4:**

11'1 x 10'4

**Shower Room:**

With white suite comprising w.c., wash hand basin, PVC cladded walk in shower cubicle with electric shower, shaver point, hot press, part tiled walls, and part PVC panelled walls.

**EXTERIOR FEATURES:**

Garden to rear is fenced in with paved patio area with access to greenhouse and additional garden area with established shrubbery, trees and plants. Concrete and tarmac driveway leading to rear and side, accessed by vehicle gates from Lansdowne Lane, leading to detached garage 23'0 x 22'7 with light and power points.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Detached Garage To Rear
- \*\* Possibility Of Redevelopment Subject To Necessary Consents
- \*\* Very Popular Area With Views Across Atlantic Ocean & Skerries Isles



**TENURE:**

Freehold

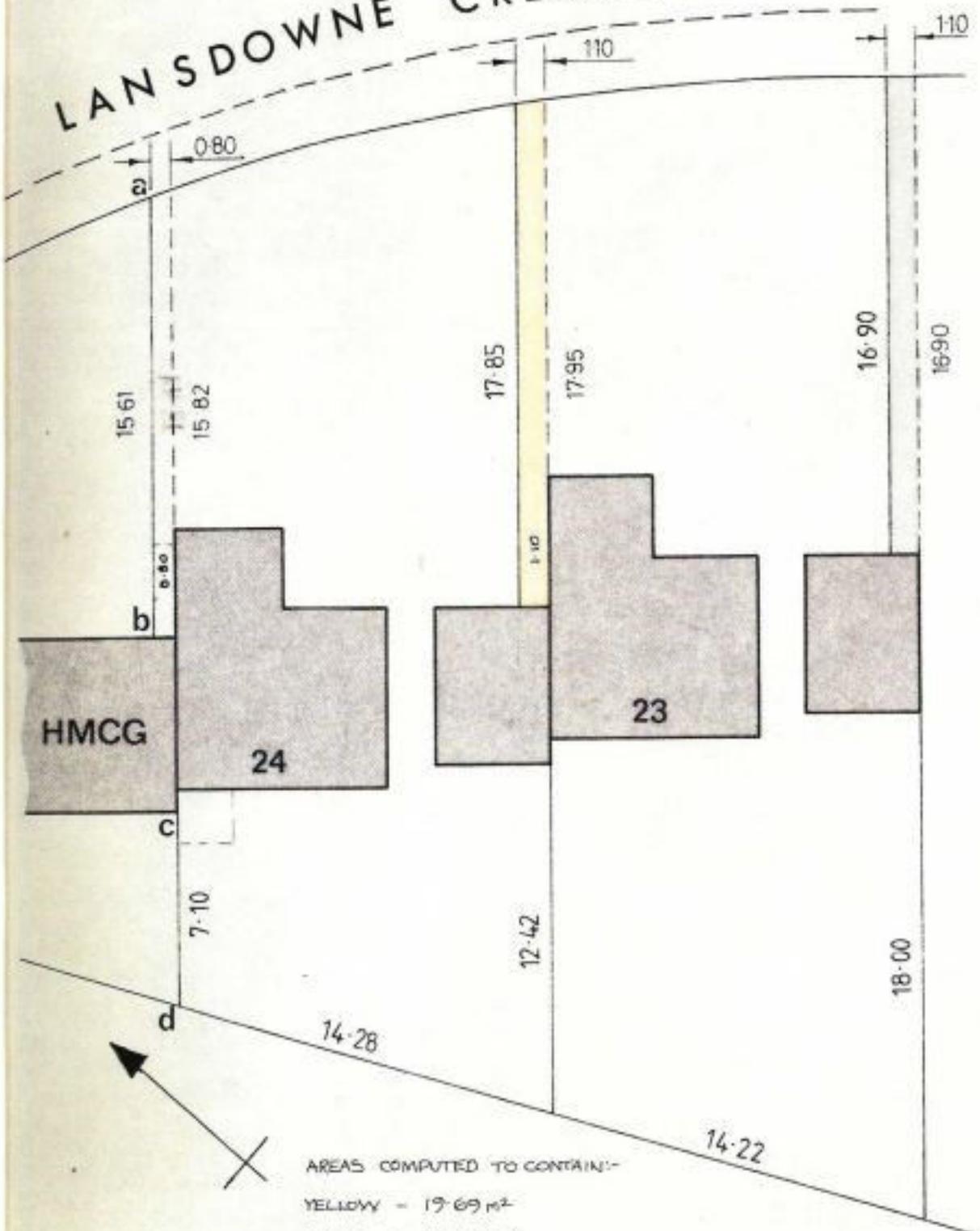
**CAPITAL VALUE:**

£210,000 (Rates: £2058.84 p/a approx.)



LAN A

# LANSLOWNE CRESENT



AREAS COMPUTED TO CONTAIN:-  
 YELLOW - 19.69 m<sup>2</sup>  
 BLUE - 18.09 m<sup>2</sup>

THIS MAP TO BE USED IN CONJUNCTION WITH PLAN B.

23 & 24 LANSLOWNE CRES PORTRUSH	DRAWN <i>[Signature]</i>	SCALE 1:200 (V.P.R.)	NO. 3231a/OCT/82
		DATE: 05.10.82	
PLAN A.	Property Services Agency · DOE.		