



To arrange a private consultation appointment, please contact
Armstrong Gordon on 028 7083 2000

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ARMSTRONG
GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	42 E
21-38	F		
1-20	G		

PORTRUSH
Apt 3, 64 Causeway Street
BT56 8AD
Offers Over £135,000

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A beautiful first floor one bedroom apartment which is in excellent condition right through and has just been extensively modernised to include new kitchen and shower room. Offering compact well laid out accommodation, the property has been very well maintained by the current vendors and is currently benefiting from a near full occupancy rate through short term letting. Located in the heart of Portrush, the property is literally across the road from the East Strand Beach and within walking distance to Portrush town centre and Royal Portrush Golf Club which will be hosting the 148th Open Championship in 2025.

Approaching Portrush from either Coleraine or Portstewart, proceed onto Crocknamack Road at the police station. Proceed straight through the first roundabout and turn left at the second roundabout onto Causeway Street. No 64 will be located on your left just after Causeway Laundry and before Victoria

ACCOMMODATION COMPRISES:

Communal Entrance Hall:

With stairs to all floors.

FIRST FLOOR:

Entrance Hall:

2'9 wide with laminate wood floor.

Open Plan Lounge/Kitchen/Dining Area: 22'3 x 10'3

With single drainer stainless steel sink unit, high and low level built in units with PVC cladded splashback, integrated ceramic hob and oven, space for fridge, plumbed for automatic washing machine, shelving, breakfast bar with seating below, concealed extractor fan, storage cupboard with hot press, laminate wood floor and access to fire exit and rear of property.



Lounge Area:

With recessed electric fire set in wood panelled surround with wood mantle, laminate wood floor and partial sea views and views towards the Skerries.



Bedroom 1:

With half panelled wall with wiring for wall lights, railed storage cupboard with shelving and laminate wood floor. 9'9 x 8'9



Shower Room:

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, half panelled walls, storage cupboard and extractor fan.



EXTERIOR FEATURES:

Shared store to rear of property.

SPECIAL FEATURES:

- ** Electric Heating With Hive Remote Control System
- ** PVC Double Glazed Windows
- ** Partial Sea Views Across to The Skerries
- ** Extremely Close Proximity To The East Strand

CAPITAL VALUE

£36,000 (Rates: £313.27 p/a approx.)

TENURE:

Leasehold

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. Details of the annual Service Charge and full management services are available on request. **Current Service Charge is £630.00 per annum (12.06.25)**

