



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

FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

First Time Buys
Home Movers
Remortgaging
Holiday/ Second
Homes
Holiday Lets
Buy To Let
Co-Ownership

Other Financial Services:

Mortgage Protection
Life Insurance
Critical Illness Cover
Income Protection
Buildings & Content
Insurance
Landlord Insurance



ARMSTRONG
GORDON



64 The Promenade Portstewart BT55 7AF
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

Apt 4 Whiterocks

28-32 Mark Street

BT56 8FN

Offers Over £314,500

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000
www.armstronggordon.com

A delightful three bedroom first floor apartment extending to approximately xxx square feet of comfortable living space and situated within a development which has a reputation synonymous with style and location constructed circa xxxx. Offering superb views of West Strand Beach, harbour and Atlantic Ocean, the apartment is situated within the heart of Portrush and is close to many local amenities. Internally the bright and spacious accommodation provides a cosy feel with no detail overlooked to ensure maximum comfort and a serene sanctuary to relax and unwind. Practically on the doorstep of the North Coast, this apartment lends itself to the gateway of many of North Antrim's finest attractions including the Giant's causeway, championship golf courses, beaches and an excellent choice of first class eating establishments.

Approaching Portrush along Kerr Street, drive by Neptune and Prawn and turn immediately right onto Main Street. Take an immediate right again once you see the Atlantic Hotel onto Mark Street. Whiterocks will be situated on your left hand side after Mark Street Lane.

ACCOMMODATION COMPRISES:

Communal Entrance Hall:

With lift and stairs access to all floors.

FIRST FLOOR:

Entrance Hall:

With storage cupboard housing gas boiler.



Open Plan Lounge/Kitchen/Dining Area:

27'11 x 12'1

Kitchen:

With bowl and half single drainer stainless steel sink unit, high and low level units with tiling between, integrated ceramic hob and oven, stainless steel extractor fan above, space for fridge freezer, plumbed for automatic washing machine, breakfast bar, shelving, recessed lighting and tiled floor.



Lounge Area:

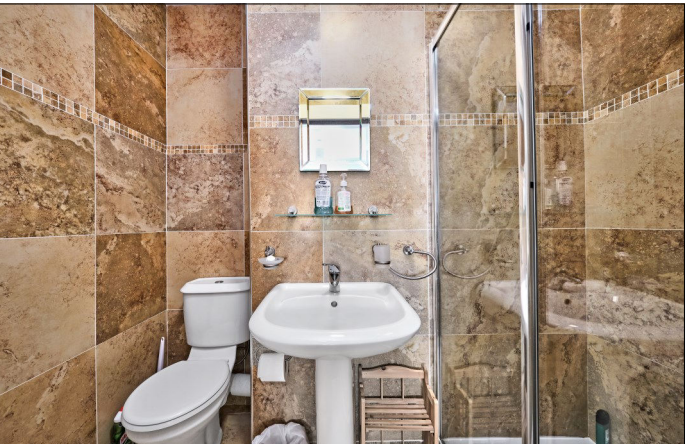
With solid wood floor and PVC French doors with views across West Strand Beach, Harbour, Ramore Head and Donegal Headlands.



Bedroom 1:

With double built in wardrobe. 16'4 x 9'4

Ensuite off with w.c., wash hand basin, fully tiled walk in shower cubicle with mains shower, fully tiled walls, extractor fan and tiled floor.



Bedroom 2:

With double wardrobe. 12'11 max x 10'1



Bedroom 3:

With double built in wardrobe. 12'5 max x 8'7



Bathroom:

With white suite comprising w.c., wash hand basin, 'jacuzzi' style bath with telephone hand shower over fully tiled walls, extractor fan and tiled floor.



EXTERIOR FEATURES:

Private parking to rear.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Private Parking To Rear
- ** Views Across West Strand Beach, Harbour, Ramore Head and Donegal Headlands.

TENURE:

Leasehold

CAPITAL VALUE:

£140,000 (Rates: £1432,20 p/a approx.).

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 £1,470.00 p/a approx. (June 2025).**

We advise all purchasers to make themselves aware of any rental and domestic pet restrictions within communal lease before proceeding.

