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

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



PORTSTEWART

Apartment 4

17 The Promenade

BT55 7AH

Price £495,000

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Located on the second floor of a prestigious seafront development, this exquisite two bedroom apartment offers the perfect blend of classic Portstewart charm and sleek, modern design. Wake up to uninterrupted panoramic views of the Atlantic Ocean, Donegal headlands, Portstewart Harbour and the historic Dominican College—framed beautifully by expansive sliding doors that open directly onto the iconic Promenade. With spacious open plan interiors and high end finishes throughout, this home is ideal for those seeking luxury, comfort and a vibrant coastal lifestyle. Start your day with a coffee and fresh sea air—all from your own private retreat by the water.

As you proceed along Portstewart Promenade toward the harbour, Six West is situated on the right just before the Fashion Shop.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

With access to all three blocks, noise cancelling part panelled walls, decorative flower wall, feature wall lighting, storage units to rear and tiled floor.



SECOND FLOOR:

Entrance Hall:

3'4 wide with wiring for wall lights, led lights on skirting, recessed lighting and tiled floor.

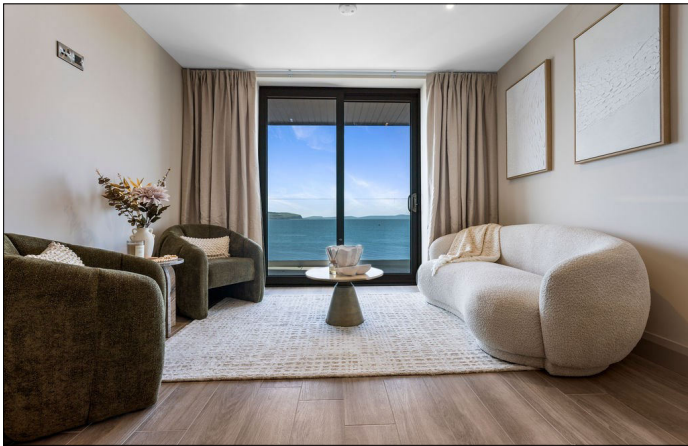
Kitchen: 9'9 x 9'4

With 'Schock' sink unit set in granite worktops with granite splashback, high and low level units, integrated ceramic hob and oven, concealed extractor fan above, integrated fridge freezer and dishwasher, integrated washing machine, shelving, under unit lights, recessed lighting and tiled floor open through to:



Lounge/Dining Area:

With recessed lighting, tiled floor and PVC sliding patio door leading to decked balcony with views across Atlantic Ocean, Crescent, Dominican College, Portstewart Promenade and Harbour. 14'8 x 11'0



Bedroom 1: 19'11 x 9'6

With triple built in wardrobes, low level units, wiring for wall lights and pedestrian door leading to paved terrace.



Bedroom 2:

With built in part mirrored double wardrobe, dressing table and views across Atlantic Ocean. 11'3 x 9'5





### **Shower Room:**

With floating w.c., with brushed brass flush plate, floating wash hand basin, fully tiled walk in shower cubicle with mains rainfall shower with additional telephone hand shower with brass finishes, recessed tiled shelf, mirrored units with under unit lighting, part tiled walls, extractor fan, recessed lighting and tiled floor.



### **Terrace:**

Off bedroom one, private tiled terrace with exterior lighting.



### **EXTERIOR FEATURES:**

Gated car parking with private parking.

### **SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating (Under Floor Heating)
- \*\* PVC Double Glazed Windows To Front
- \*\* Lift Access To All Floors
- \*\* 10 Year Structural Warranty Provided By Global Homes
- \*\* Panoramic Views Across Atlantic Ocean, Crescent, Dominican College, Portstewart Promenade and Harbour

### **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 to be agreed.**