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**Mortgage Services:**

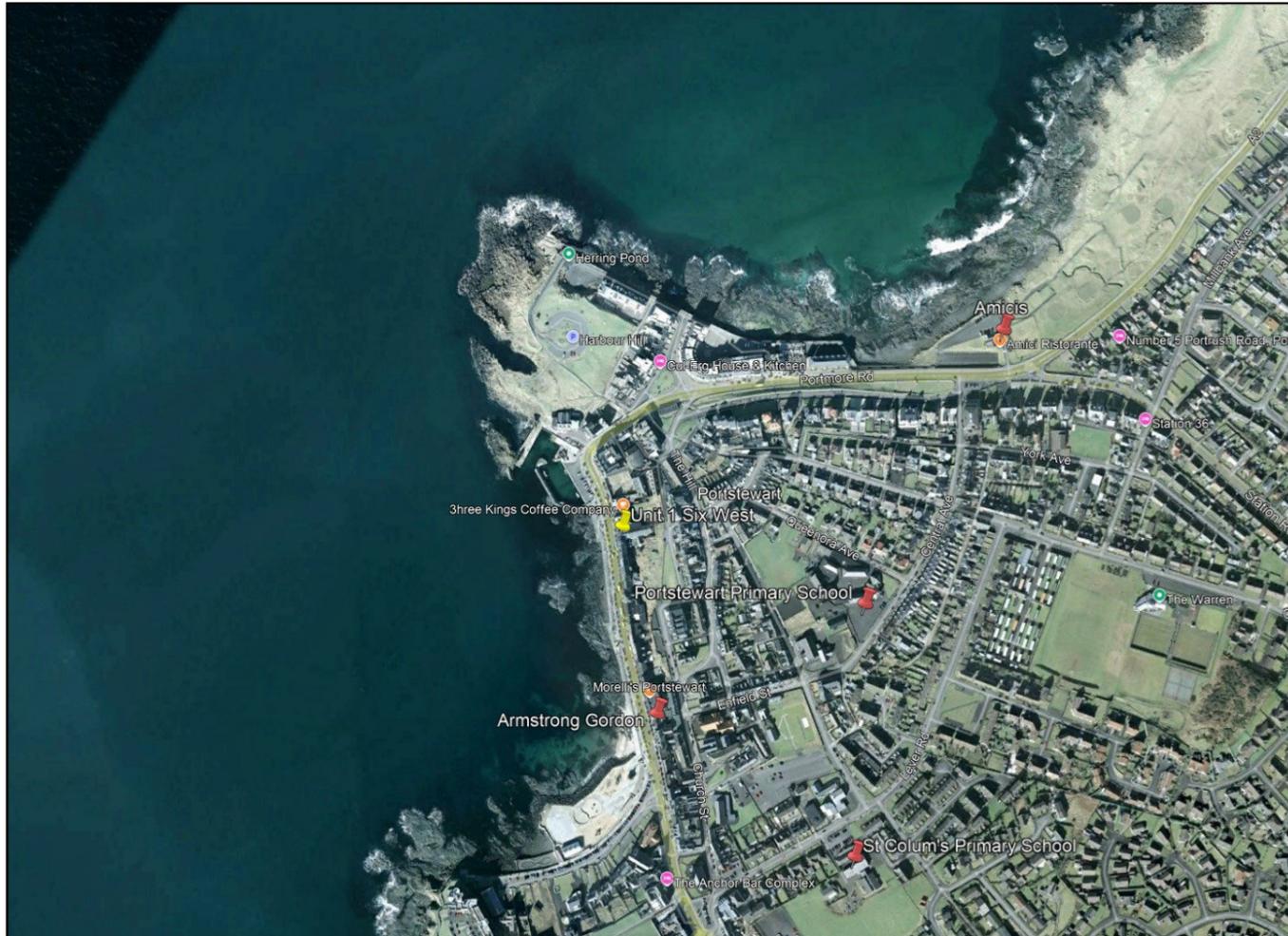
- First Time Buys
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- Holiday Lets
- Buy To Let
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- Income Protection
- Buildings & Content Insurance
- Landlord Insurance



# ARMSTRONG GORDON



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## PORTSTEWART

Apartment 6

18 The Promenade

BT55 7AH

Price £515,000

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This beautifully presented two bedroom apartment is located on the second floor of a luxury development that thoughtfully combines the timeless charm of Portstewart Promenade with the innovation, elegance and energy efficiency of modern architecture. Designed to take full advantage of its stunning coastal position, the apartment features expansive sliding doors that open up to elevated, uninterrupted views over Portstewart Promenade, the Atlantic Ocean, Donegal headlands, Portstewart Harbour and the iconic Dominican College — offering a truly breathtaking outlook every day. Inside, the property boasts generous room proportions, high end finishes and an L-shaped contemporary kitchen that flows seamlessly into an open plan lounge — perfect for both relaxing and entertaining.

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



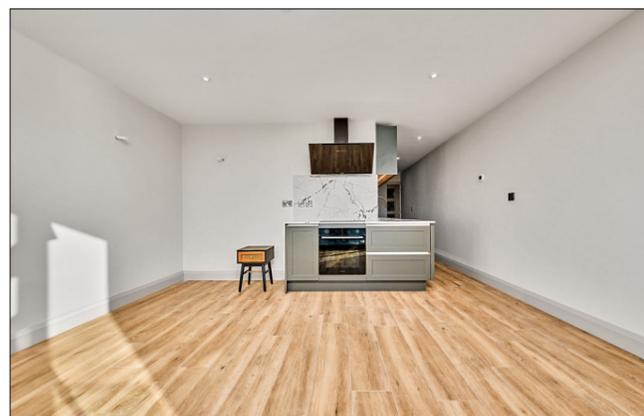
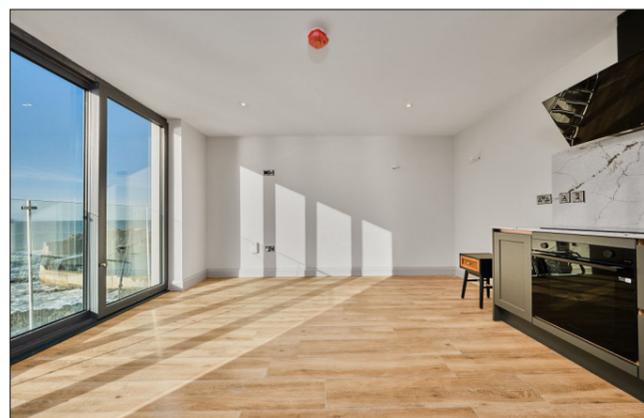
**THIRD FLOOR:**

**Entrance Hall:**

5'0 wide with triple built in units with shelving, recessed lighting and tiled floor.

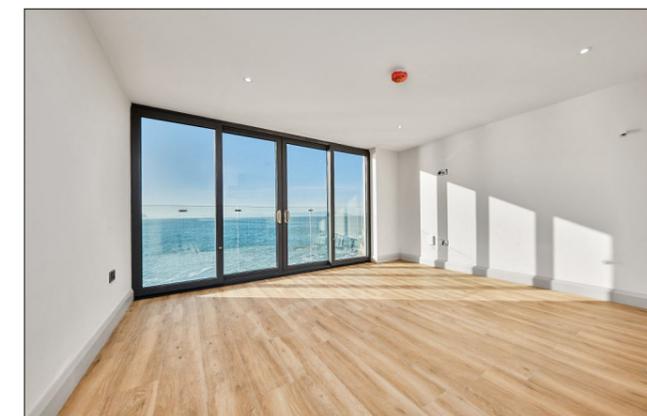
**Open Plan Kitchen/Dining/Living Area: (L-Shaped)**  
29'1 max x 14'8

With wrap around kitchen featuring 'Shock' sink unit set in Silestone worktops with brass tap, high and low level units with mirrored splashbacks, feature strip under unit lighting, integrated fridge freezer, integrated 'Samsung' oven, ceramic hob and 'Esto' angled black glass extractor fan, integrated dishwasher, saucepan drawers with pull out cutlery rack, additional high and low shelved units, recessed lighting, feature wall lights, thermostat controls, tiled floor and double sliding patio doors with glass panels to side with feature Juliette balconette with panoramic views across Atlantic Ocean, Crescent, Dominican College, Portstewart Promenade and Harbour.



**Bedroom 1: (L-Shaped)**

With PVC pedestrian door leading to private tiled terrace. 17'8 max x 10'8 max



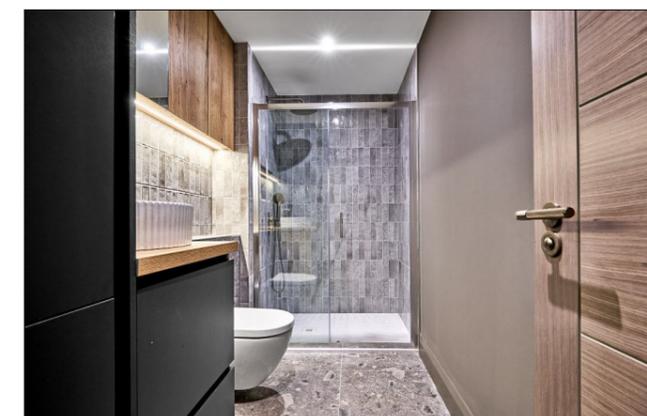
**Bedroom 2:**

With PVC pedestrian door leading to private tiled terrace. 16'4 max x 8'8



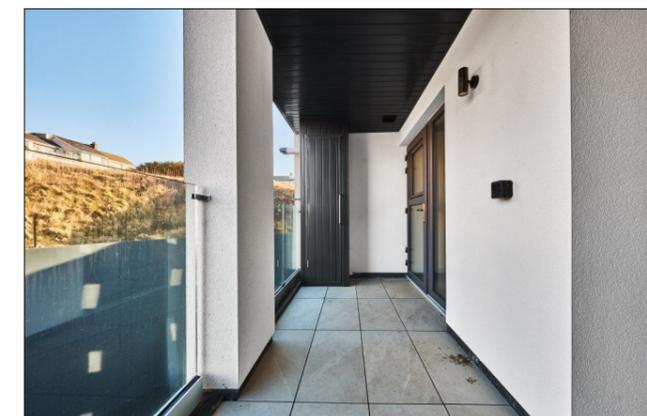
**Shower Room:**

With w.c., round countertop wash hand basin set in vanity unit with storage below, fully tiled walk in shower cubicle with mains rainfall shower with additional telephone hand shower, illuminated wall mounted units, tiled recessed shelf, additional utility cupboard with plumbing for automatic washing machine, space for tumble dryer with storage above, extractor fan, recessed lighting and tiled floor.



**Terrace:**

Private tiled balcony with exterior lighting and cupboard housing gas boiler. 15'5 max x 8'7 max



**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.**

