



8 HEATHMOUNT HALL, PORTSTEWART



X 2



X 1



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	75

OFFERS OVER £365,000

8 HEATHMOUNT HALL, PORTSTEWART

This beautifully presented first floor apartment offers uninterrupted panoramic sea views across Portstewart Strand, Mussenden Temple, Benone and stretching towards the Donegal Headlands. The property features two bedrooms (one with ensuite) and a main bathroom. There is a bright and spacious open plan kitchen, living & dining area that opens out onto a West-facing balcony - perfect for enjoying evening sunsets over the Atlantic. Ideal as a stylish main residence, coastal retreat or investment opportunity, this apartment combines comfort, space and breath-taking views in one of Portstewart's most desirable settings.

FEATURES

- Panoramic sea views.
- Mains gas central heating.
- Double glazing in uPVC frames.
- West facing balcony.
- Allocated car parking.

ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £1,813.74

ANNUAL SERVICE CHARGE: £975

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

Philip Tweedie & Company (Portstewart Office)
81 The Promenade
Portstewart
BT55 7AF

T: 028 7083 5444
E: portstewart@philiptweedie.com
W: www.philiptweedie.com

COMMUNAL ENTRANCE

Secure intercom entry system; individual mailboxes.

FIRST FLOOR

ENTRANCE HALL

Storage cupboard with gas boiler.

OPEN PLAN KITCHEN, LIVING & DINING

Laminate wood flooring throughout.

KITCHEN AREA

2.74 m x 2.34 m (9'0" x 7'8")

Range of fitted units; laminate work surfaces; stainless steel sink unit; electric oven & hob with extractor unit over; integrated fridge freezer; plumbed for washing machine; integrated dishwasher; tiled floor; part tiled walls; recessed lighting.

LIVING & DINING AREA

5.89 m x 6.02 m (19'4" x 19'9")

Recessed gas fire with granite hearth and surround; panoramic sea views; patio door leading to the balcony.

BALCONY

0.98 m x 3.71 m (3'3" x 12'2")

South West facing; timber decking; glass balustrade; panoramic sea views.

BEDROOM 1

3.36 m x 3.06 m (11'0" x 10'0")

Double bedroom to the rear.

ENSUITE

2.14 m x 1.76 m (7'0" x 5'9")

Newly fitted ensuite; large walk-in shower; toilet; vanity unit with wash hand basin; matt grey towel radiator; tiled floor; extractor fan.

BEDROOM 2

3.67 m x 2.85 m (12'0" x 9'4")

Double bedroom to the rear.

BATHROOM

2.54 m x 1.78 m (8'4" x 5'10")

Panel bath with shower over; toilet; wash hand basin; towel radiator; tiled floor; recess lighting; extractor fan.

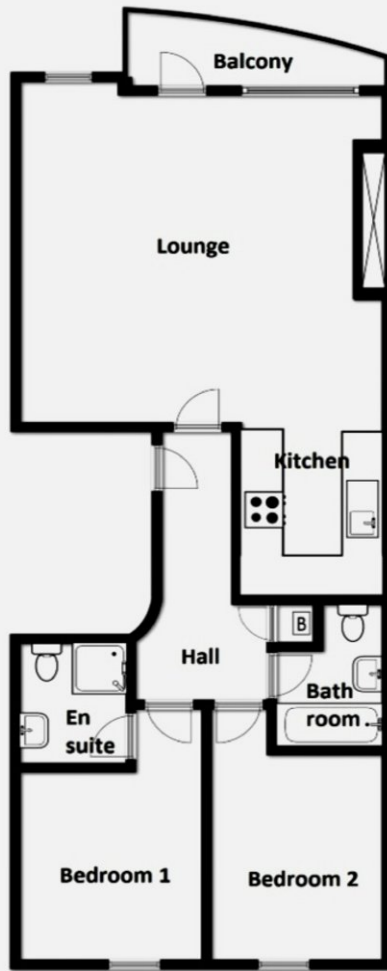
EXTERIOR FEATURES

- Private South West facing balcony with sea views.
- Communal bin storage to the rear.
- Allocated car parking plus shared visitor space.



PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ
Whilst we endeavour to make our sales details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to submit an offer please contact our offices and we will be pleased to verify the information to you. Philip Tweedie & Company for themselves and for the Vendors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer of contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser 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; (iii) no person in the employment of Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.

FLOORPLAN



PHOTOS



PHOTOS

