



**C6 THE EDGEWATER, PORTSTEWART**



X 3



X 1



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**OFFERS OVER £650,000**

# C6 THE EDGEWATER, PORTSTEWART

This exceptional second floor apartment is situated within the exclusive Edgewater development on Strand Road - one of Portstewart's most desirable coastal addresses.

Offering panoramic sea views from both the elegant open-plan living area (with private balcony) and the luxurious principal bedroom suite, this three bedroom apartment is finished to an impeccable standard throughout. The property features a sleek, contemporary kitchen, beautifully appointed bathrooms and high-end finishes that reflect quality and style at every turn. Secure underground parking is also included.

Edgewater residents enjoy direct access to the scenic cliff path, offering a short stroll to The Strand beach in one direction and the vibrant Promenade with its cafes and shops in the other - making this a rare opportunity to enjoy coastal living at its finest.

## FEATURES

- Private balcony with panoramic sea views.
- Mains gas central heating.
- Double glazing in aluminium clad timber framed windows.
- Security alarm and video entry system.
- Integrated vacuum system.
- Underground car parking and store.
- 
- 
- 

## ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £2,557.50

ANNUAL SERVICE CHARGE: £3,674.56

## 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

()  
Well presented communal entrance; tiled floor, individual mailboxes, secure intercom system, lift access to all floors; access to underground car park & external store.

## SECOND FLOOR

()

## ENTRANCE HALL

()  
Recessed lighting; utility cupboard plumbed for a washing machine; gas boiler.

## OPEN PLAN KITCHEN, LIVING & DINING

()

## KITCHEN AREA

2.82 m x 3.92 m (9'3" x 12'10")

Range of fitted units; stone work surfaces & splashback; island with breakfast bar seating, wine fridge, recessed sink & drainer; Bosch appliances to include integrated fridge freezer & dishwasher; fitted Neff appliances include oven, grill, hob & extractor unit; tiled floor; recessed lighting; open to living area.

## LIVING AREA

4.47 m x 7.33 m (14'8" x 24'1")

Stunning sea & coastal views; double doors leading to the balcony; electric remote controlled blinds; space for dining; fitted shelving; recessed lighting.

## BALCONY

2.18 m x 5.64 m (7'2" x 18'6")

Panoramic sea & coastal views; glass balustrade; paved floor; power & light.

## BEDROOM 1

4.23 m x 6.46 m (13'11" x 21'2")

Double bedroom to the rear with sea views; range of fitted bedroom furniture; recessed lighting.

## ENSUITE

1.68 m x 2.35 m (5'6" x 7'9")

Large tiled shower cubicle; wall mounted toilet & vanity unit with wash hand basin; chrome towel radiator; back lit mirror; motion activated recessed lights; tiled floor & walls.

## BEDROOM 2

4.64 m x 3.76 m (15'3" x 12'4")

Double bedroom to the front; feature curved corner window; recessed lighting.

## BEDROOM 3

2.59 m x 2.79 m (8'6" x 9'2")

Double bedroom to the front; recessed lighting.

## BATHROOM

2.54 m x 4.75 m (8'4" x 15'7")

Free standing bath with shower attachment; large tiled shower cubicle with rainfall head; wall mounted toilet & vanity unit with wash hand basin; fitted waterproof TV; chrome towel radiator; back lit mirror; recessed lighting; tiled floor & walls.

## EXTERIOR

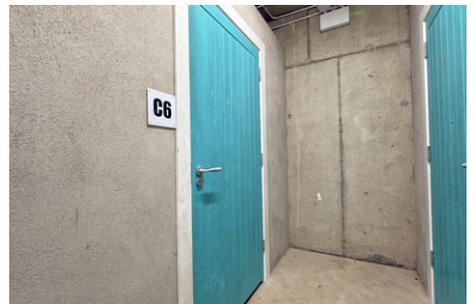
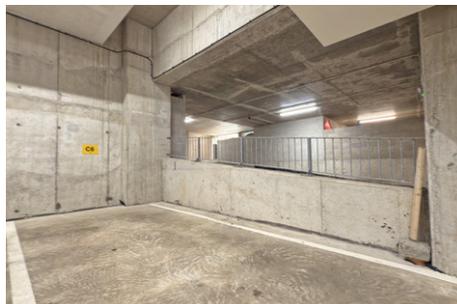
()

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.



# PHOTOS



# PHOTOS