FREE INDEPENDENT FINANCIAL ADVICE

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

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ARMSTRONG GORDON

The Property Ombudsman SALES

ARMSTRONG GORDON
& Company Limited
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]

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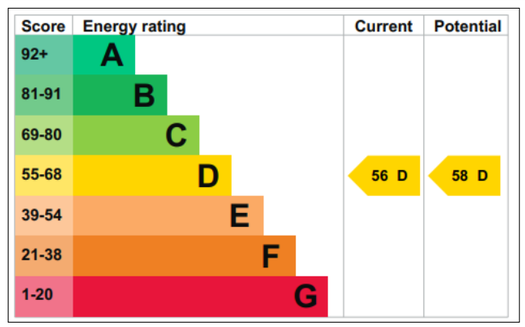

PORTSTEWART

Apt 5, 6 Hillside

Hillside House

BT55 7AZ

Offers Over £245,000

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A very well positioned 3 bedroom first floor apartment. This is a beautifully presented apartment with bright and compact living accommodation throughout and has all the features for modern contemporary living with an extra sized balcony the full width of the apartment to the rear. Located in the heart of Portstewart, the Promenade and Harbour are only a few minutes walk away. Also at hand are many fine attractions including Championship golf courses, Strand Beach, and many fine eating establishments. The selling agents strongly recommend early internal inspection of this beautiful apartment which would be ideal for first time buyer, investment opportunity or holiday home.

Proceed to the end of Portstewart Promenade past the harbour and follow the road as it turns right onto Harbour Road. Take the first left onto Victoria Terrace and then left again onto Hillside. Hillside House will be on your right hand side and No 5 will be the 1st floor rear apartment.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

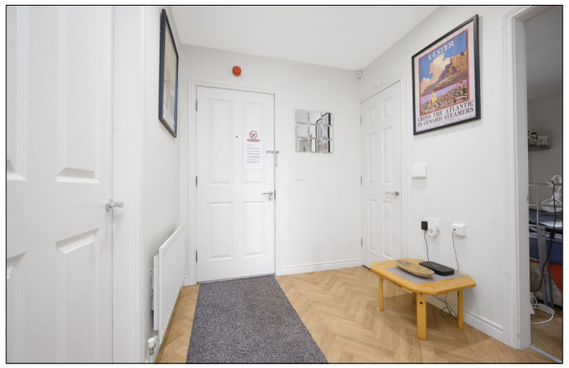
Communal Entrance Hall:

With stair access to all floors.

FIRST FLOOR:

Entrance Hall:

7'0 wide with cloaks cupboard housing gas boiler and recessed lighting.



Open Plan Lounge/Kitchen/Dining Area:

24'7 max x 14'8

Kitchen:

With bowl and half single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated ceramic hob, integrated oven and fridge freezer, stainless steel extractor fan above, tiled splashback, integrated dishwasher, integrated washing machine, wine rack and recessed lighting.

Lounge:

With recessed lighting and sliding patio doors leading to large tiled balcony.

Bedroom 1:

With recessed lighting and sliding patio doors leading to large tiled balcony. 15'10 x 11'5

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

Bedroom 2:

With recessed lighting. 12'9 x 7'10

Bedroom 3:

With recessed lighting. 9'7 x 8'5

Bathroom:

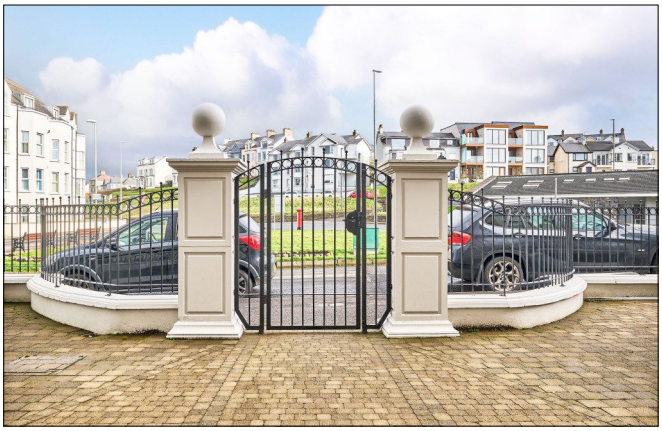
With white suite comprising w.c., wash hand basin with tiled splashback, telephone hand shower over bath with tiled surround, shaver point and light, recessed lighting and extractor fan.

EXTERIOR FEATURES:

Outside to front there is a communal garden area. Outside to rear there is a car parking area which owners have the right to use.

SPECIAL FEATURES:

** Gas Fired Central Heating
** PVC Double Glazed Windows
** Extremely Large Balcony To Rear
** 'Right' To Use Private Car Park On Ground Floor
** Contents Available By Separate Negotiation
** Extremely Close Proximity To Portstewart Promenade & Harbour



TENURE:

Leasehold

CAPITAL VALUE:

£90,000 (Rates: £921.00 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 £1520.00 p/a approx. (16.03.26)** Domestic pets are permitted with permission from the Management Company providing said pets are kept under proper control at all times.