



# PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

Mortgages | Life Assurance | Critical Illness | Accident, Sickness & Redundancy Cover |  
Income Protection | Buildings & Contents Insurance | Trusts |

To arrange an initial appointment please contact:

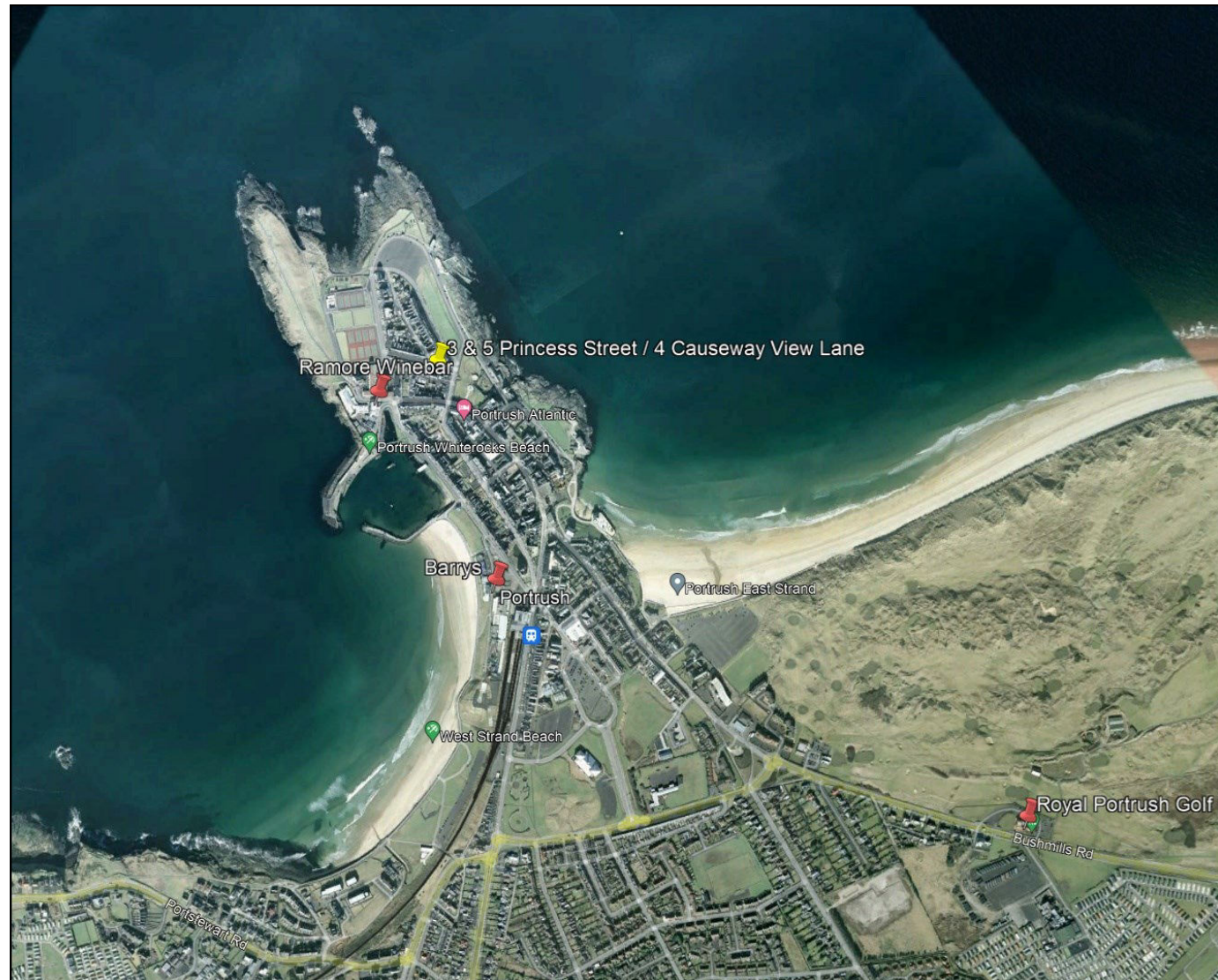
**ARMSTRONG GORDON**

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



# ARMSTRONG GORDON



## PORTRUSH

3 & 5 Princess Street  
4 Causeway View Lane &  
Former Dwelling Adjacent  
BT56 8AX  
Offers Over £695,000



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

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

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants 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; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000  
www.armstronggordon.com



Absolutely superbly situated development site/Renovation project/Investment property of the current 3 apartments, 2 houses and 1 former dwelling close to Portrush town centre, both West & East Strand Beach and all local amenities. The properties will be sold with vacant possession and will appeal to developers, investors, builders and the like. Numbers 3 and 5 are accessed from Princess Street; all four properties are accessed from the rear adopted road called Causeway View Lane and all viewings will be conducted on designated days due to currently being tenanted. Land registry map is available upon request.

Travelling along Kerr Street, take your first left after the Harbour entrance at the top of the hill. Go past the entrance to Ramore Wine Bar onto Ramore Street which will lead on to Ramore Avenue. Take your second right into Princess Street and No. 3 and 5 will be on your right hand side.

**ACCOMMODATION COMPRISES:**

**3 Princess Street:** (With Economy 7 heating)

**GROUND FLOOR:**

**Communal Entrance Porch:**

With cloaks cupboard and tiled floor.

**Communal Entrance Hall:**

3'2 wide with storage cupboard.

**Flat 1:**

**Entrance Hall:**

With under stairs storage cupboard.

**Lounge:**

With tiled floor. 15'1 x 12'1 into bay



**Bedroom 1:**

With tiled floor. 12'3 x 11'4

**Shower Room:**

With w.c., wash hand basin and fully tiled walk in shower cubicle.

**Kitchen:**

With stainless steel sink unit, high and low level built in units with tiling between, space for cooker with extractor fan above, plumbed for automatic washing machine, space for fridge freezer, drawer bank and strip lighting. 11'11 x 10'4



**FIRST FLOOR:**

**Flat 2:**

**Entrance Hall:**

2'9 wide

**Lounge:**

15'1 x 12'3 into bay



**Bedroom 1:**

11'0 x 8'5

**Bedroom 2:**

12'3 x 11'5

**Kitchen:**

With stainless steel sink unit, high and low level built in units, space for cooker with extractor fan above, space for fridge freezer, plumbed for automatic washing machine, drawer bank and tiled floor. 11'9 x 10'3

**Fire escape access from hallway.**

**Bathroom:**

With white suite comprising w.c., wash hand basin, bath with electric shower and tiled surround and electric heater.

**SECOND FLOOR:**

**Flat 3:**

**Entrance Hall:**

2'9 wide

**Lounge:**

15'1 x 12'3

**Bedroom 1:**

11'0 x 8'5

**Bedroom 2:**

12'3 x 11'5

**Kitchen:**

With stainless steel sink unit, high and low level built in units, space for cooker with extractor fan above, space for fridge freezer, plumbed for automatic washing machine and drawer bank.

11'9 x 10'3

**Fire escape access from hallway.**

**Bathroom:**

With white suite comprising w.c., wash hand basin, bath with electric shower and tiled surround, electric heater.

**5 Princess Street:** (Oil Fired Central Heating)

**Entrance Porch:**

With tiled floor.

**Entrance Hall:**

4'5 wide with tiled floor.

**Lounge:**

With Mahogany surround fireplace with tiled inset and hearth. 14'2 x 12'5 into bay





**Dining Area:**

With coving and tiled floor. 11'7 x 11'5

**Kitchen: 11'9 x 10'3**

With stainless steel sink unit, high and low level units with tiling between, space for cooker, extractor fan above, space for fridge freezer, plumbed for automatic dishwasher, under stairs storage cupboard, drawer bank and tiled floor.



**Bedroom 1:**

With coving. 17'0 x 10'3



**Bedroom 2:**

12'0 x 11'6

**Separate W.C.:**

With wash hand basin and part tiled walls.





**Bathroom:**

With w.c., wash hand basin, fully cladded shower cubicle, bath, hot press, immersion heater and part tiled and wood panelled walls.



**Bedroom 3:**

With two 'Velux windows. 11'6 x 11'6



**Bedroom 4:**

17'11 x 10'9

**EXTERIOR FEATURES:**

Outside to rear there is a yard and utility room with Perspex roof. 11'9 x 11'0

**4 Causeway View Lane:** (Gas Fired Central Heating)

**GROUND FLOOR:**

**Entrance Hall:**

5'9 wide

**Bedroom 1:**

With built in wardrobe and tiled floor. 11'3 x 10'1

**Kitchen/Dining Area: 11'11 x 8'0**

With stainless steel sink unit, high and low level built in units with tiling between, space for cooker and fridge, extractor fan above, plumbed for automatic washing machine and drawer bank.





**Shower Room:**

With w.c., wash hand basin, fully tiled walk in shower cubicle and fully tiled walls.

**Lounge:**

14'3 x 9'9



**Bedroom 2:**

11'4 x 9'5

**EXTERIOR FEATURES:**

Shared yard with 3 Princess Street. Private garage area 21'3 x 14 foot.

**SPECIAL FEATURES:**

- \*\* Economy 7 Heating In Three Flats At No.3
- \*\* Oil Fired Central Heating in No.5 & Gas Fired Central Heating in 4 Causeway View Lane
- \*\* Extremely Popular Up & Coming Location Close To Sea
- \*\* Renovation & Development Potential Subject To Necessary Consents
- \*\* 5 Princess Street In Good Decorative Order
- \*\* Potential To Derive 5 Separate Rental Incomes & Has A Disused Dwelling Home To Renovate, Subject To Necessary Consents
- \*\* Rear Discussed Building Circa 1000 Sq Ft

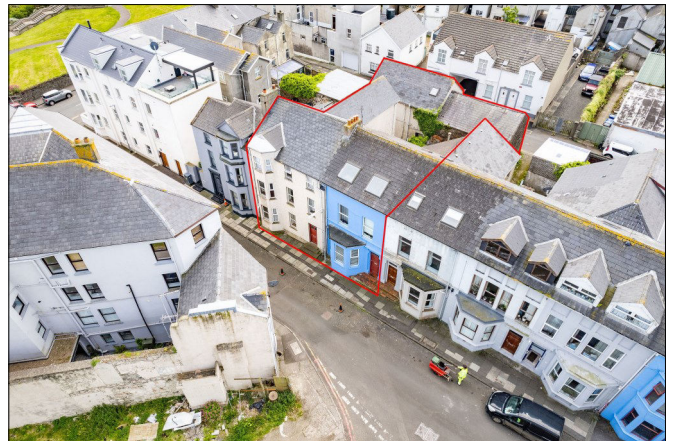
**TENURE:**

5 Princess Street is Freehold, as is 4 Causeway View Lane'. 3 Princess Street is Freehold & shed/garage to rear of 5 Princess Street is Freehold.

**Garage/Shed:** 'Former stone dwelling (two levels). 23'4 x 20'5 on each floor'









## Energy Performance Certificates (EPC)

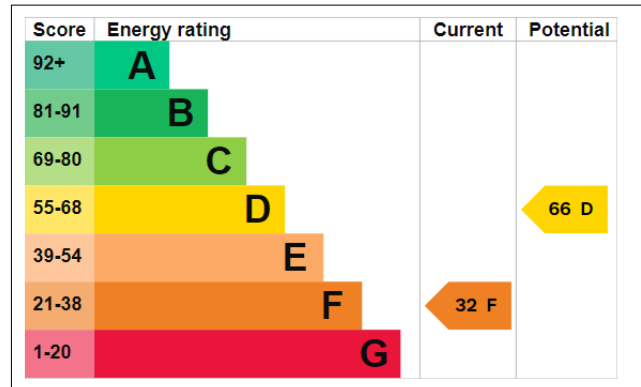
### 3 Princess Street:

#### Flat 1:

EPC Rating 32F, Potential 66D

#### Capital Value:

£48,000 (Rates: £474.56 p/a approx.)

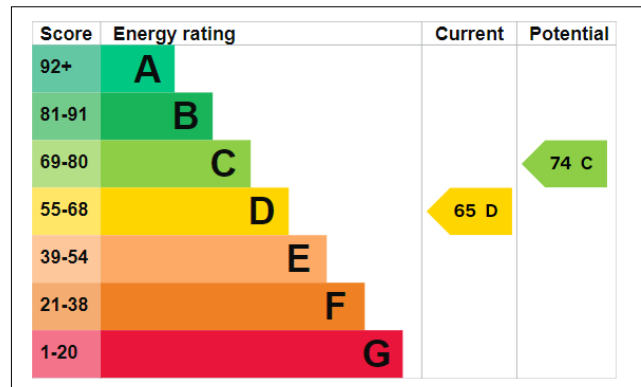


#### Flat 2:

EPC Rating 65D, Potential 74C

#### Capital Value:

£51,000 (Rates: £474.56 p/a approx.)

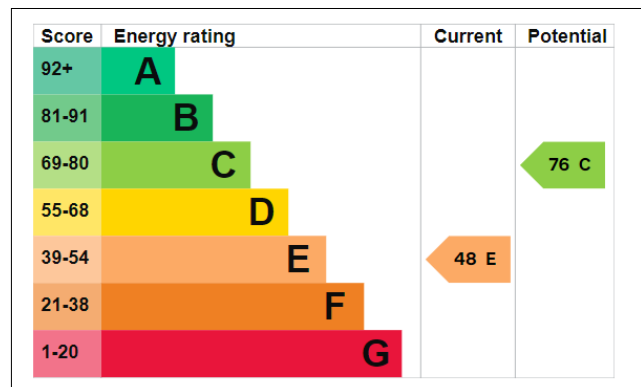


#### Flat 3:

EPC Rating 48E, Potential 76C

#### Capital Value:

£51,000 (Rates: £474.56 p/a approx.)

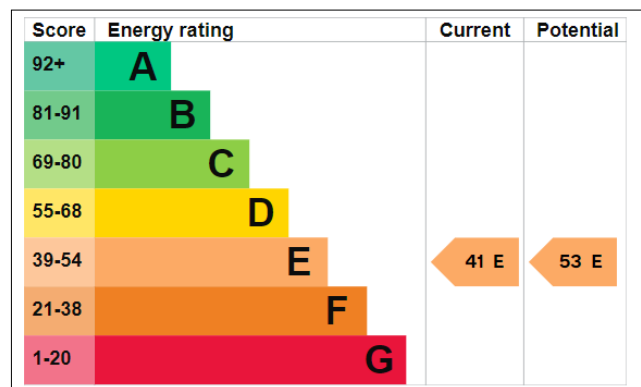


### 5 Princess Street:

EPC Rating 41E, Potential 53E

#### Capital Value:

£95,000 (Rates: £883.98 p/a approx.)



### 4 Causeway View Lane: (Flat)

EPC Rating 1G, Potential 2G

