

52a The Promenade

SALE AGREED

52a The Promenade, Portstewart

Offers Over £495,000

4 bedroom semi-detached house for sale

Description

Causeway Coast Sales proudly presents, 52a The Promenade, Portstewart. Occupying a prime position on the iconic Promenade in Portstewart, this townhouse-style property is a spacious four-bedroom offering uninterrupted sea views.

Internally, the property provides bright, modern accommodation finished to a high standard throughout. The layout includes four well-proportioned bedrooms and two reception rooms with a large external storage area to the rear. Large windows maximise the natural lighting, while the property's Velux balcony with seating provides the perfect spot for relaxation. The property also benefits from oil-fired central heating and uPVC double-glazed windows throughout.

A particularly attractive feature of this property is the potential to further enhance its versatility. With previously passed planning permission, the rear portion of land could be converted into a two-bedroom apartment or alternatively adapted to provide private parking with access from behind the main Promenade.

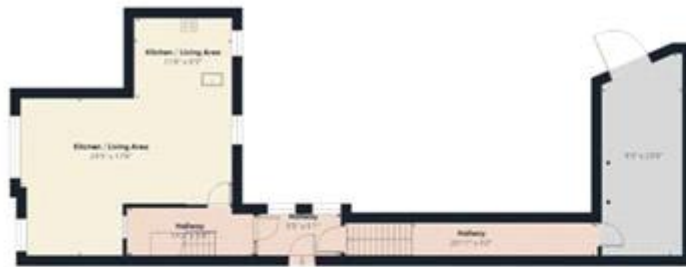
52a The Promenade represents a unique opportunity for homeowners, holiday buyers or investors alike. Early viewings are advised to avoid disappointment.

Rates: £2,046 approx (per annum)



Electricity supply: Mains
Heating: Oil
Water supply: Mains

Tenure



Floor 0



Floor 1



Floor 2



Approximate total area[®]

2070 ft²

Reduced headroom

94 ft²

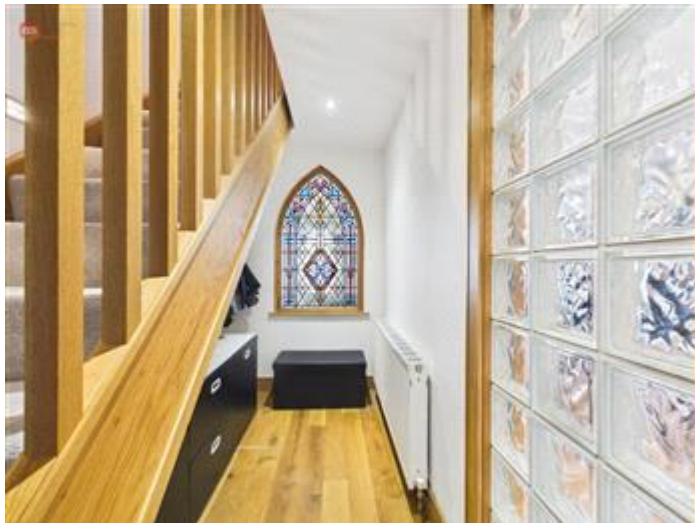
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	57
(21-38) F		
(1-20) G		

Viewing by appointment only
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