



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

**FREE INDEPENDENT FINANCIAL ADVICE**

**Mortgage Services:**

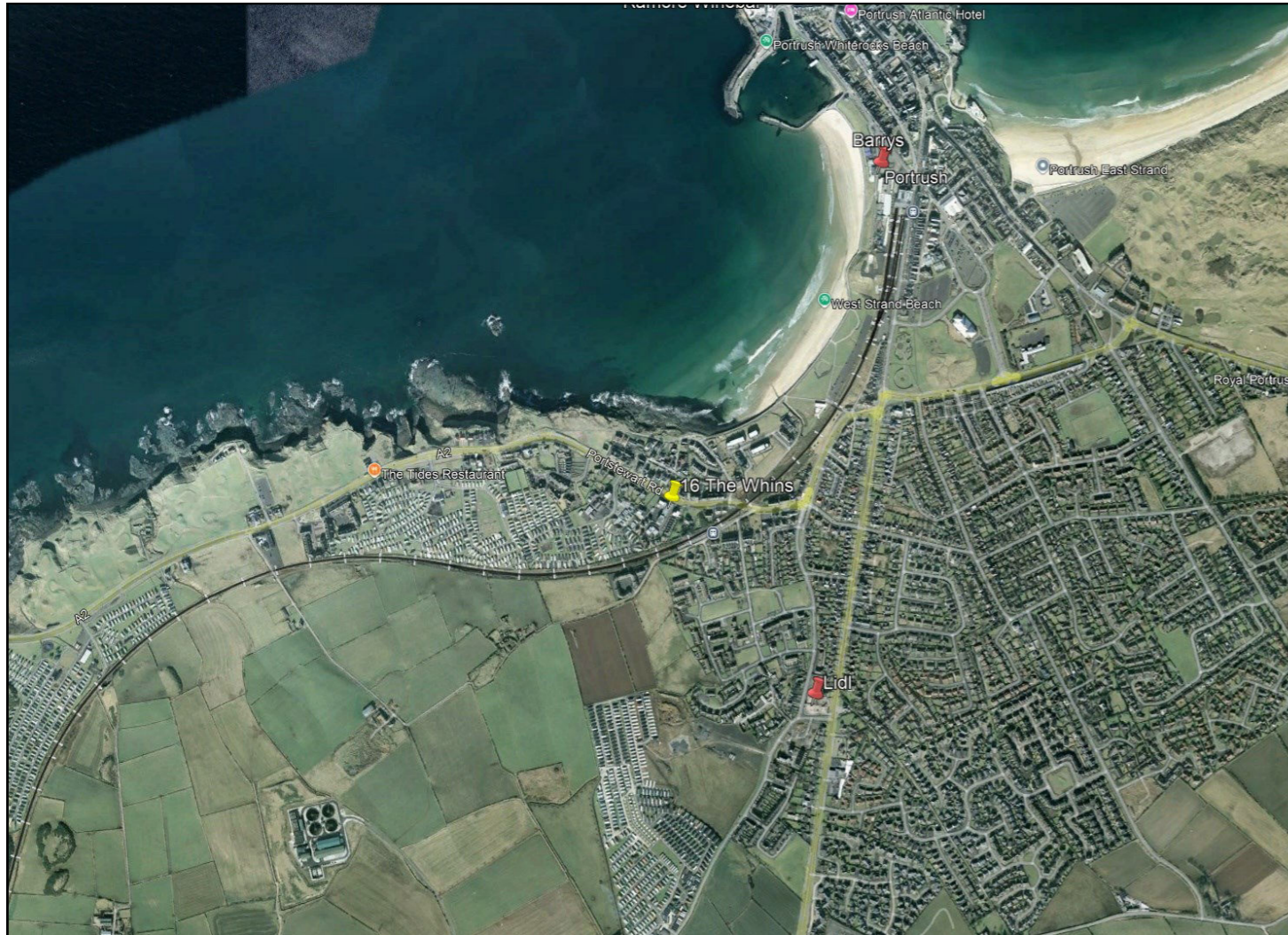
- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

**Other Financial Services:**

- Mortgage Protection
- Life Insurance
- Critical Illness Cover
- Income Protection
- Buildings & Content Insurance
- Landlord Insurance



# ARMSTRONG GORDON



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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## PORTRUSH

16 The Whins

BT56 8FG

Offers Over £299,500

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Discover coastal living at its finest with this stylish first floor apartment in the sought after The Whins development in Portrush. Ideally located just a short stroll from West Strand Beach and the town's vibrant restaurants, cafés, and shops, this property offers the perfect blend of comfort and convenience.

Featuring a spacious open-plan living area with large windows that allow natural light to flood the space, this apartment boasts a contemporary fitted kitchen, well-appointed bedrooms, and modern bathrooms as well as outside balcony. With secure parking and a well-maintained communal area, this home is perfect for those seeking a permanent residence, holiday retreat, or investment opportunity in one of Northern Ireland's most desirable seaside locations.

Don't miss this chance to own a stunning apartment in Portrush—contact us today for more details or to arrange a viewing!

Leaving Portrush going to Portstewart, go through the dry arch railway bridge at Dhu Varren. The Whins development will be on your left hand side before you reach the bend. No. 16 will be located at the front of the development on your right hand side.

#### ACCOMMODATION COMPRISES:

##### GROUND FLOOR:

###### Communal Entrance Hall:

With tiled floor.

##### FIRST FLOOR:

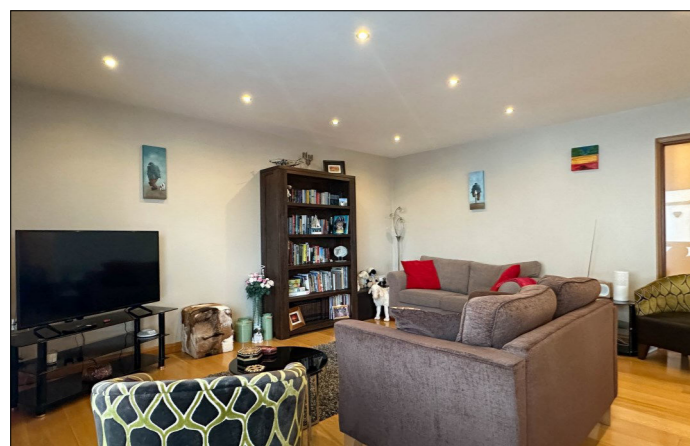
###### Entrance Hall:

With storage cupboard, intercom system, tiled floor and French doors with frosted glass panels leading to:

###### Open Plan Lounge/Kitchen/Dining Area:

###### Lounge:

With recessed lighting and wood floor. 20'4 x 16'5



###### Kitchen/Dining Area:

With single drainer stainless steel sink unit, high and low level built in units, integrated oven and hob, stainless steel curved canopy extractor fan, integrated fridge freezer, integrated dishwasher and washing machine, saucepan drawers, cupboard housing gas boiler, wood floor and patio doors leading to private balcony. 10'6 x 8'2



###### Balcony:

With partial ocean views, recessed lighting and glass balustrades with stainless steel frames.

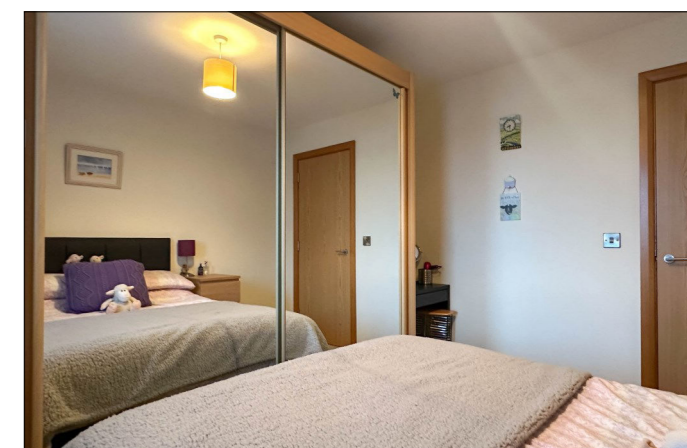
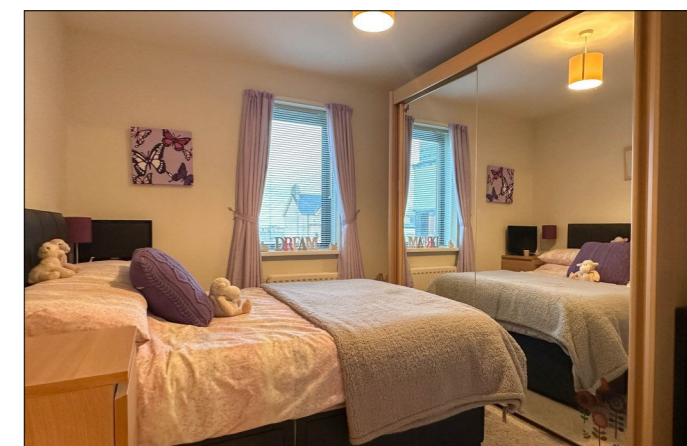
11'2 x 4'11



###### Bedroom 1:

14'5 x 9'10

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



## Bedroom 2:

10'6 x 9'10



## Bathroom:

With white suite comprising w.c., floating wash hand basin with tiled splashback, P Shaped panel bath with mains shower, extractor fan, recessed lighting and tiled floor.



## EXTERIOR FEATURES:

Outside to rear there is a communal store and secure parking.

## SPECIAL FEATURES:

- \*\* Gas Fired Central Heating
- \*\* Aluminium Double Glazed Windows
- \*\* Lift Access To All Floors
- \*\* Burglar Alarm
- \*\* Beam Vacuum System
- \*\* Partial Sea Views
- \*\* Remote Controlled Security Gates
- \*\* One Allocated Car Parking Area
- \*\* Oak Interior Doors, Skirting & Architraves
- \*\* Walking Distance To West Strand Beach & Local Amenities

## CAPITAL VALUE:

£110,000 (Rates: £1078.44 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 £1548.00 per annum approx. (11.03.25)**

We advise all purchasers to make themselves aware of any rental and domestic pet restrictions within communal lease before proceeding.

