



SALE AGREED

The Rocks, Portrush

Offers Over £365,000 Leasehold

5 bedroom terraced house for sale

Description

As you enter, you're greeted by a bright and inviting interior, featuring modern decor and high-quality finishes throughout. The property comprises of three floors, with five spacious bedrooms. Other benefits include, a private parking space, a small garden to the rear and gas central heating. The property was fitted with new double glazed windows throughout in 2021. Also benefits from morning sunlight to the front of the house and afternoon Sun to the rear. The property benefits from an outside tap, very handy for wetsuits and beach gear. Furthermore, the house benefits from use of a secure communal bike store.

Located just off the famous NW200 track and only two minutes from Dhu Varren train station, this property offers easy access to transport links. A short walk will take you to Portrush town centre, where you can indulge in local shops, restaurants, and the stunning West Strand Beach. Additionally, Portstewart and Coleraine are just a short drive away, providing even more options for leisure and adventure.

Don't miss the opportunity to make 7 The Rocks yours, either as a full-time residence or holiday home.

Rates: £1524.50 per annum (approx.)

Management Fees: £375.00 per annum (approx.)



Tenure: Leasehold
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Tenure
Leasehold



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
141.45 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	56	56
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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