



## FLAT 2, 64 CAUSEWAY STREET, PORTRUSH



X 1



X 1



X 1

| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92 plus)                                   | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> |         |           |
| (55-68)                                     | <b>D</b> |         |           |
| (39-54)                                     | <b>E</b> | 54      | 57        |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |

**OFFERS OVER £125,000**

# FLAT 2, 64 CAUSEWAY STREET, PORTRUSH

Quietly situated to the rear of a well maintained building, this charming split-level apartment offers well presented accommodation in the heart of Portrush. The property comprises a bright and comfortable living room, a separate kitchen, one double bedroom and a modern shower room - ideal for those seeking a compact yet stylish coastal retreat.

Perfectly positioned just opposite the stunning East Strand beach and only a short stroll from the town's popular cafes, shops and restaurants, this apartment enjoys an unbeatable location. Whether you're looking for a low maintenance holiday home or a potential investment opportunity, this property is ready to enjoy from day one.

## FEATURES

- Electric central heating with conventional radiators.
- Double glazing in uPVC frames.
- Well presented throughout.
- Access to shared decking area.
- On street car parking only.

## ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £368.28

ANNUAL SERVICE CHARGE: TBC

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

Philip Tweedie & Company (Portstewart Office)  
81 The Promenade  
Portstewart  
BT55 7AF

## COMMUNAL ENTRANCE

Well maintained entrance & stairs leading to 3 apartments.

## FIRST FLOOR

### ENTRANCE HALL

Laminate wood flooring; recessed lighting.

### KITCHEN

3.23 m x 2.15 m (10'7" x 7'1")

Range of fitted units; laminate work surfaces; stainless steel sink unit; electric oven & hob with extractor unit over; space for fridge freezer; plumbed for washing machine; part tiled walls.

### SHOWER ROOM

2.50 m x 1.89 m (8'2" x 6'2")

Tiled shower cubicle with electric shower; vanity unit with wash hand basin; toilet; towel radiator; wall mounted fan heater; extractor fan; tiled flooring; hot press with electric boiler.

## LOWER LEVEL

### LIVING ROOM

4.07 m x 2.49 m (13'4" x 8'2")

Laminate wood flooring; wall mounted lighting; feature wall panelling; patio door leading to the rear decking area.

### BEDROOM 1

3.06 m x 2.40 m (10'0" x 7'10")

Double bedroom to the rear; feature wall panelling; wall mounted lighting.

## EXTERIOR

### DECKING AREA

4.42 m x 4.00 m (14'6" x 13'1")

Outside lighting.

## OUTSIDE FEATURES

Communal alleyway leading to shared store and outside tap.



PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ  
Whilst we endeavour to make our sales details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to submit an offer please contact our offices and we will be pleased to verify the information to you. Philip Tweedie & Company for themselves and for the Vendors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer of contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser 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; (iii) no person in the employment of Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.

# PHOTOS



