

32 Seafields Court, Warrenpoint, BT34 3XB



Offers Over £290,000

We are delighted to welcome new to the market this exceptional third-floor, two-bedroom luxury apartment set within the highly sought after Seafields Court gated development.

Set in an area of outstanding natural beauty, the property enjoys a prime position within walking distance of the beach and the vibrant Warrenpoint Town Centre, with its array of shops, cafés, and local amenities with the added benefit of balcony views across Carlingford Lough and the majestic Mourne Mountains.

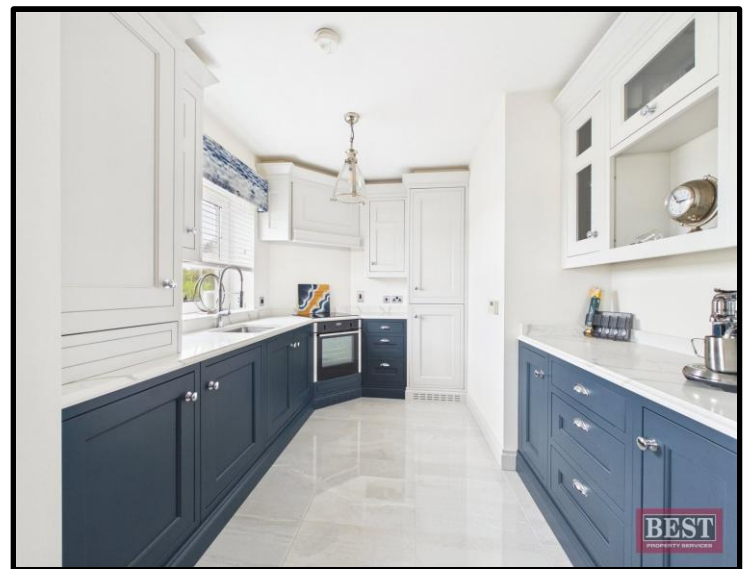
Finished to an excellent standard throughout, the apartment boasts a spacious and welcoming entrance hall with stylish tiled flooring. The bright and contemporary open-plan kitchen, dining, and living area features elegant wooden flooring and French doors leading out to a private balcony perfect for enjoying the stunning coastal scenery.

The property comprises two generously sized double bedrooms, including a superb principal bedroom with a modern fully tiled ensuite shower room with underfloor heating. A well-appointed main bathroom features a sleek three-piece suite with separate shower cubicle and is fully tiled. Additional conveniences include a separate utility room fitted with a range of units including a washing machine and tumble dryer. The building further benefits from lift access to all floors, providing ease of access to this third-floor apartment.

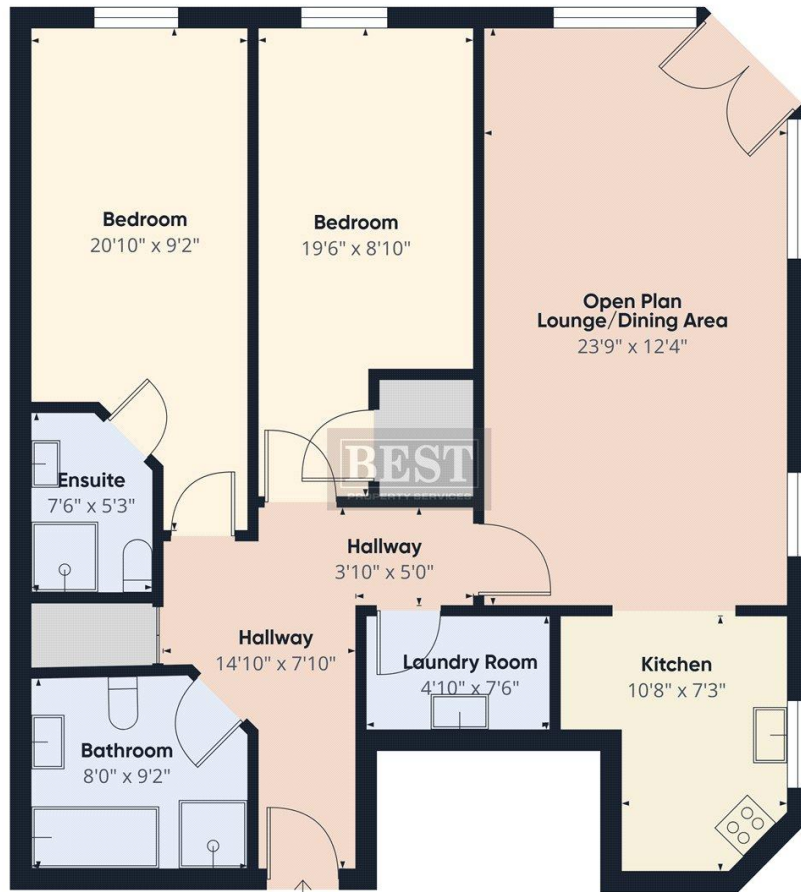
This superb apartment offers a rare opportunity to enjoy luxury coastal living in one of the area's most desirable developments. There is ample parking to the front and the rear of the building. This is an ideal purchase for those seeking luxury accommodation on one level, with privacy, security and an added benefit of beautiful views.

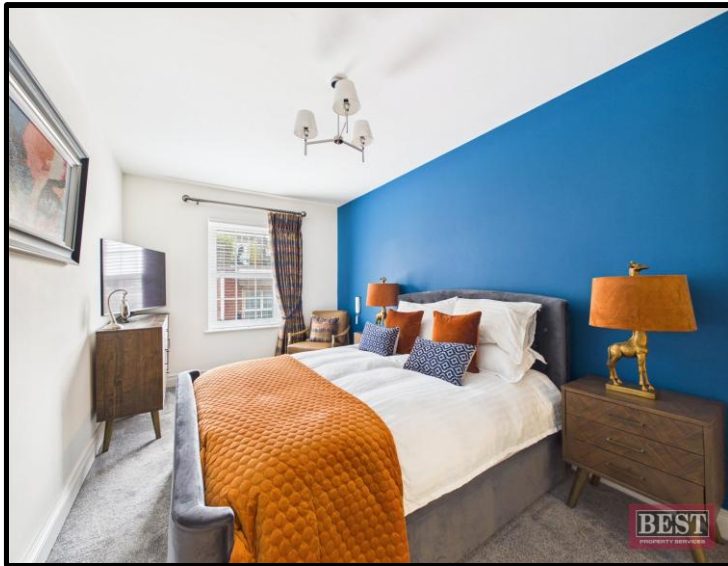
- EXCEPTIONAL TWO BEDROOM LUXURY APARTMENT FOR SALE WITHIN A GATED DEVELOPMENT.
- Accommodation comprises: Entrance Hall, Open Plan Lounge/Dining leading to fully fitted Kitchen, Utility Room, Two Double Bedrooms (One of which has an Ensuite Shower Room), Bathroom.
- Gas Fired Central Heating. Pvc Double Glazing.
- Balcony accessible via Lounge.
- Ample parking to the front and rear of the development.
- Lift Access to all floors





Floorplan







Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing:

By appointment only

Our Office is Open 6 days a week
Monday, Wednesday & Thursday
Tuesday
Friday
Saturday

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for



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