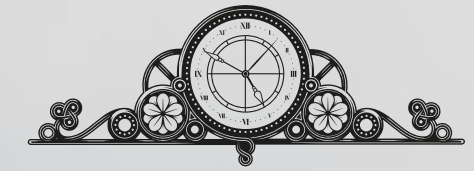


STATION HALT

STATION ROAD · PORTSTEWART

CONTEMPORARY FAMILY LIVING



STATION HALT

STATION ROAD · PORTSTEWART

discover Portstewart's
hidden gem...

Station Halt offers an exceptional quality of living in one of the North Coast's most desirable locations.

Designed by award winning Here Architects, this exclusive development of light filled, 3 and 4 bedroom family homes is perfectly located with an abundance of amenities and activities within walking distance.

WELCOME TO
STATION HALT...



Portstewart Strand



Portstewart Golf Course & Strand*



Harry's Shack*



Portstewart Strand*



Portstewart Strand*



Lost & Found Cafe

Portstewart's brightest new neighbourhood...

Station Halt is perfectly located. Minutes walk from the National Trust's stunning Portstewart Strand, Portstewart Golf Club and the vibrant Promenade, a fantastic array of activities and amenities are on your doorstep. Following a walk on the Strand or a Links round of golf, stop off in the renowned Harry's Shack or Lost and Found for award winning food, drink and atmosphere.

Convenient access to schools, shopping, leisure and award winning eateries are complemented by excellent transport links to Belfast, L'derry and beyond.



Downhill Beach

*Images courtesy of Tourism NI

LOCATION MAP

- NOT TO SCALE -



DEVELOPMENT LAYOUT

- NOT TO SCALE -



THE ASHBURNHAM (A1)



THE ANTWERP (A)



THE BURLEIGH (B)



THE CLEVEDON (C)



THE DONNINGTON (D)



THE EASTON (E)



WELL CONNECTED

First Class Education

Amici Ristorante.....	0.6 mile
Portstewart PS.....	0.7 mile
St Colum's PS.....	0.9 mile
Dominican College, Portstewart.....	1.2 miles
Coleraine Grammar.....	4.6 miles

Retail & Leisure

Villa Portstewart.....	1.0 mile
A Broader Picture.....	1.0 mile
Morelli's.....	1.0 mile
Warke's Deli.....	1.0 mile
Harry's Shack.....	1.5 miles
Lost & Found.....	1.5 miles

Sport & Recreation

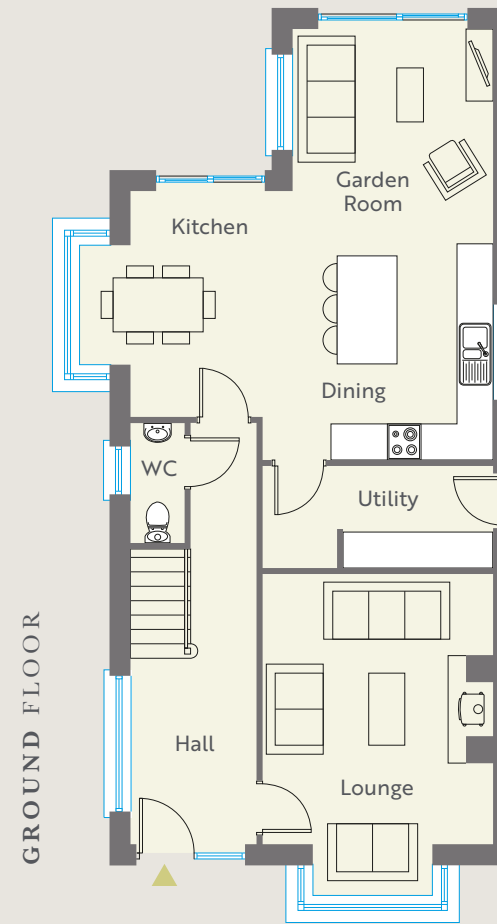
Portstewart Football & Community Club.....	1.4 miles
Portstewart Strand.....	1.5 miles
Portstewart Golf Club.....	1.5 miles
Coleraine Rugby, Football, Cricket & Hockey Club.....	4.7 miles

Transport Links

Mussenden Temple.....	10 miles
Portrush Train Station.....	3.6 miles
Coleraine Bus & Rail Station.....	4.0 miles

THE ASHBURNHAM (A1) • 4 BEDROOM DETACHED

SITE 9 TOTAL FLOOR AREA: 1541 sq ft



GROUND FLOOR

GROUND FLOOR

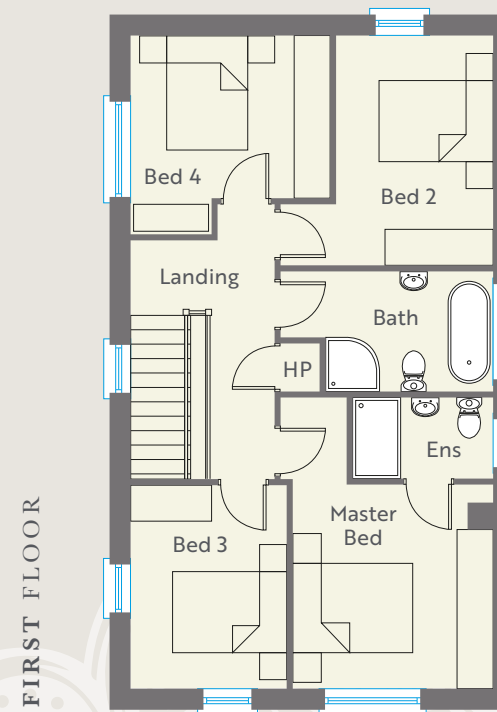
Entrance Hall with separate WC

Lounge
ft 14'9" x 12'7" m 4.50 x 3.84

Kitchen / Dining
ft 19'10" x 14'8" m 6.04 x 4.47

Garden Room
ft 10'11" x 8'10" m 3.34 x 2.70

Utility
ft 9'3" x 5'7" m 2.78 x 1.70



FIRST FLOOR

FIRST FLOOR

Master Bedroom
ft 11'6" x 10'11" m 3.49 x 3.34

Ensuite
ft 7'8" x 4'6" m 2.34 x 1.35

Bedroom 2
ft 11'3" x 8'7" m 3.39 x 2.60

Bedroom 3
ft 12'7" x 8'7" m 3.82 x 2.61

Bedroom 4 (max)
ft 10'10" x 10'10" m 3.32 x 3.31

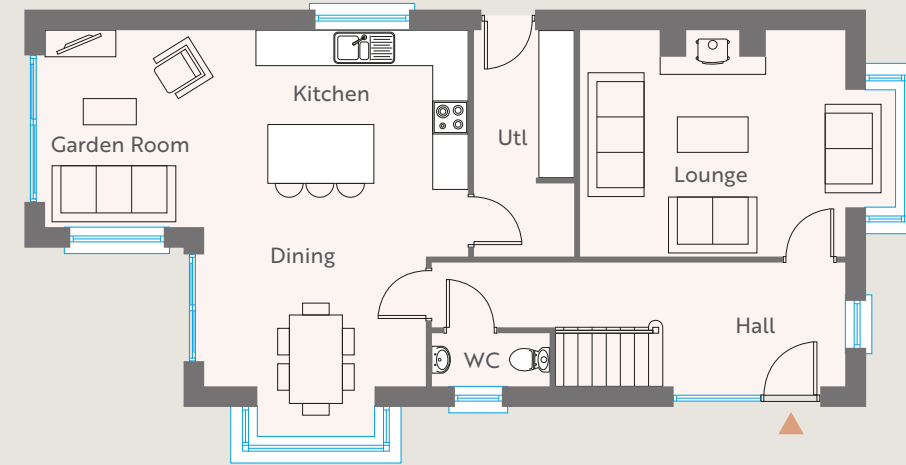
Bathroom (max)
ft 11'8" x 6'7" m 3.54 x 2.00

THE ANTWERP (A) • 4 BEDROOM DETACHED

SITE 1 TOTAL FLOOR AREA: 1541 sq ft



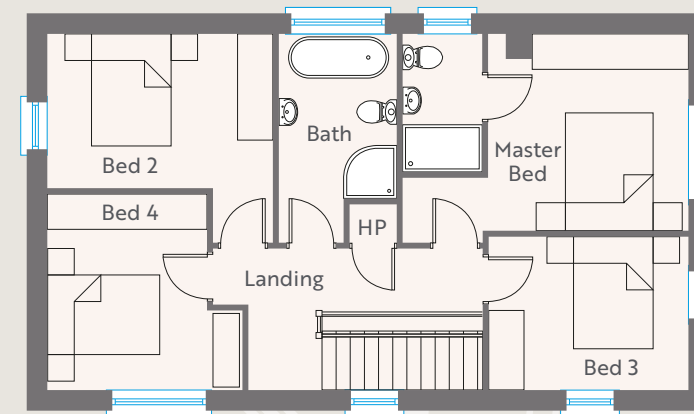
GROUND FLOOR



GROUND FLOOR

Entrance Hall with separate WC	
Lounge	
ft	14'9" x 12'7" m 4.50 x 3.84
Kitchen / Dining	
ft	19'10" x 14'8" m 6.04 x 4.47
Garden Room	
ft	10'11" x 8'10" m 3.34 x 2.70
Utility	
ft	9'3" x 5'7" m 2.78 x 1.70

FIRST FLOOR



FIRST FLOOR

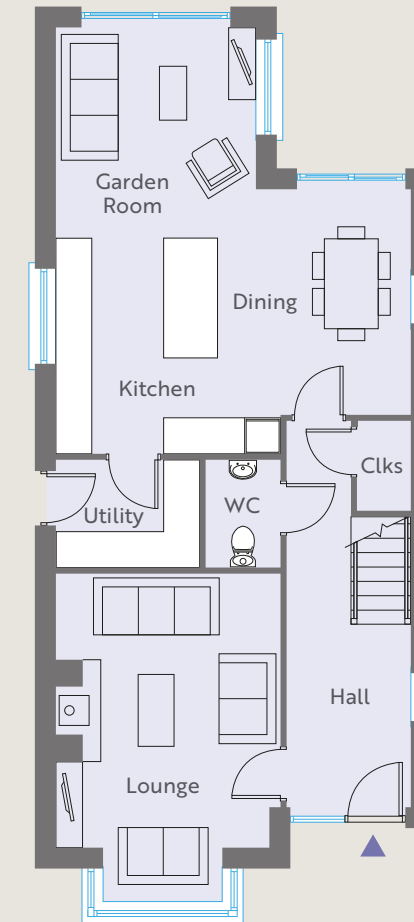
Master Bedroom	
ft	11'6" x 10'11" m 3.49 x 3.34
Ensuite	
ft	7'8" x 4'6" m 2.34 x 1.35
Bedroom 2	
ft	11'3" x 8'7" m 3.39 x 2.60
Bedroom 3	
ft	12'7" x 8'7" m 3.82 x 2.61
Bedroom 4 (max)	
ft	10'10" x 10'10" m 3.32 x 3.31
Bathroom (max)	
ft	11'8" x 6'7" m 3.54 x 2.00

THE BURLEIGH (B) • 4 BEDROOM DETACHED

SITE 2 | 7 | 8 | 10 TOTAL FLOOR AREA: 1464 sq ft



GROUND FLOOR



GROUND FLOOR

Entrance Hall with separate WC

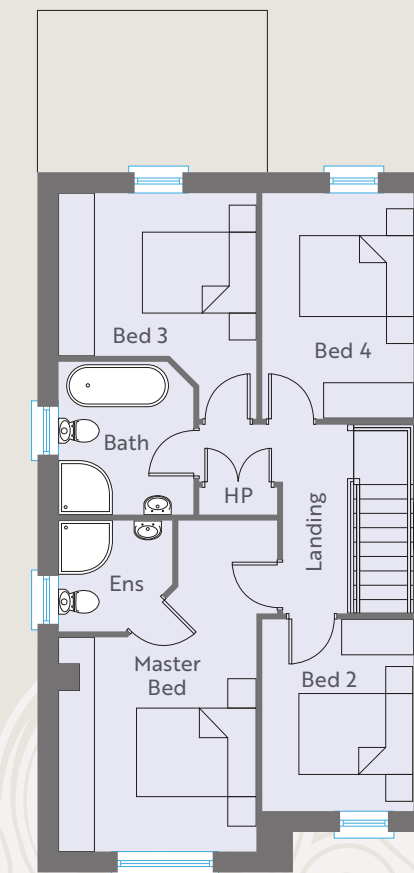
Lounge
ft 14'11" x 12'3" m 4.57 x 3.75

Kitchen / Dining
ft 19'6" x 14'6" m 5.92 x 4.41

Garden Room
ft 10'11" x 8'10" m 3.34 x 2.70

Utility
ft 7'10" x 5'11" m 2.40 x 1.80

FIRST FLOOR



FIRST FLOOR

Master Bedroom (max)
ft 18'3" x 10'10" m 5.52 x 3.30

Ensuite
ft 6'4" x 6'2" m 1.90 x 1.85

Bedroom 2
ft 10'6" x 8'4" m 3.20 x 2.52

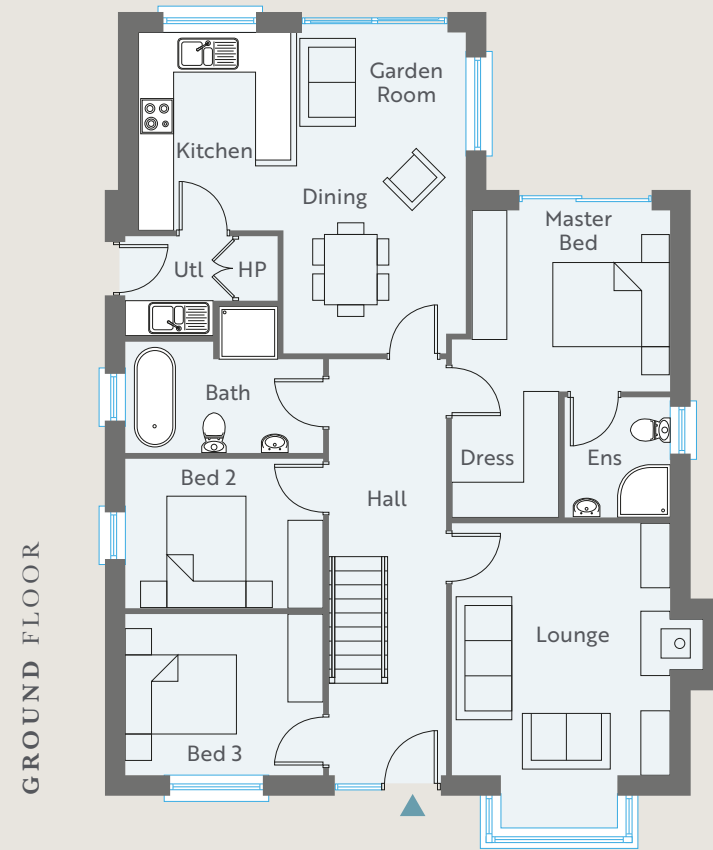
Bedroom 3 (max)
ft 12'5" x 10'10" m 3.76 x 3.30

Bedroom 4
ft 12'5" x 8'4" m 3.76 x 2.52

Bathroom (max)
ft 8'5" x 7'5" m 2.55 x 2.25

THE CLEVEDON (C) • 5 BEDROOM DETACHED

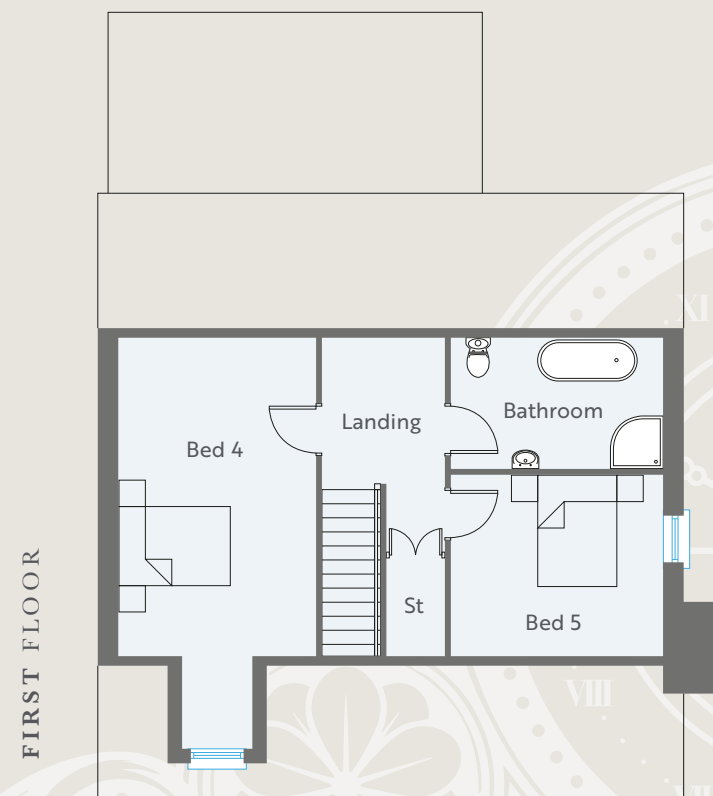
SITE 17 TOTAL FLOOR AREA: 1740 sq ft



GROUND FLOOR

GROUND FLOOR

Entrance Hall	
Lounge (into bay)	
ft 17'2" x 12'4"	m 5.20 x 3.72
Kitchen / Dining / Living	
ft 18'0" x 17'11"	m 5.49 x 5.47
Utility	
ft 8'7" x 5'7"	m 2.60 x 1.70
Master Bedroom	
ft 11'2" x 10'3"	m 3.38 x 3.09
Ensuite	
ft 6'9" x 5'11"	m 2.05 x 1.80
Dressing	
ft 7'2" x 5'11"	m 2.15 x 1.82
Bedroom 2	
ft 11'2" x 8'5"	m 3.37 x 2.55
Bedroom 3	
ft 11'2" x 9'2"	m 3.37 x 2.75
Bathroom	
ft 11'2" x 6'4"	m 3.37 x 1.90



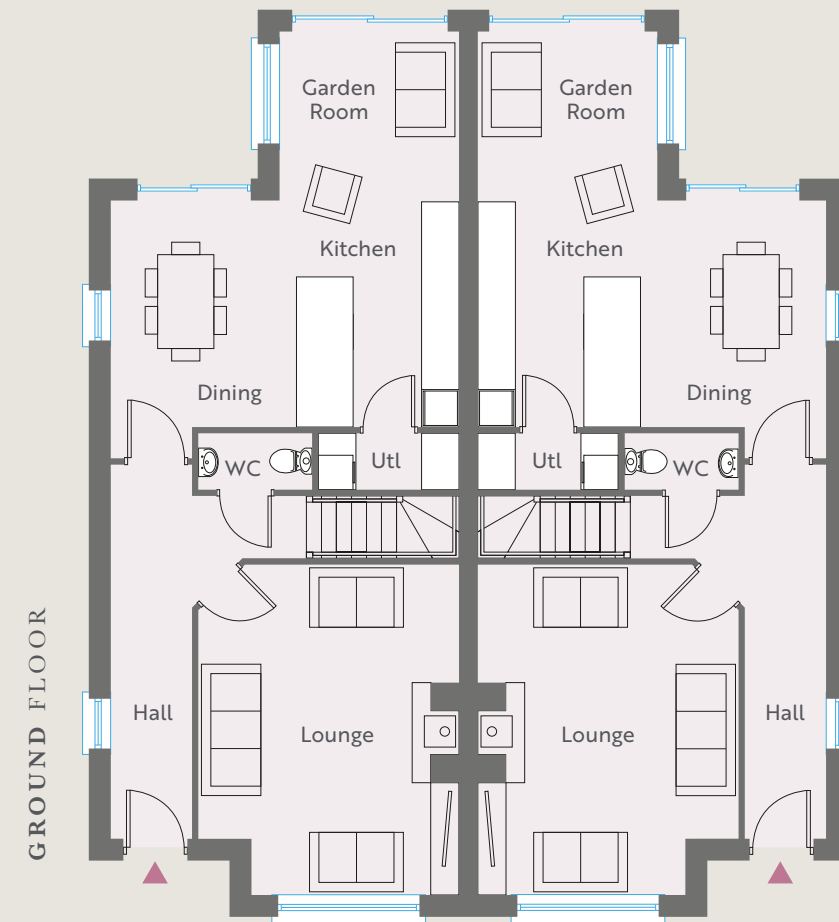
FIRST FLOOR

FIRST FLOOR

Bedroom 4	
ft 17'10" x 11'2"	m 5.43 x 3.37
Bedroom 5	
ft 15'6" x 10'3"	m 4.72 x 3.09
Bathroom	
ft 11'10" x 7'5"	m 3.62 x 2.24

THE DONNINGTON (D) • 4 BEDROOM SEMI DETACHED

SITE 3 | 4 | 5 | 6 | 18 | 19 TOTAL FLOOR AREA: 1370 sq ft



GROUND FLOOR

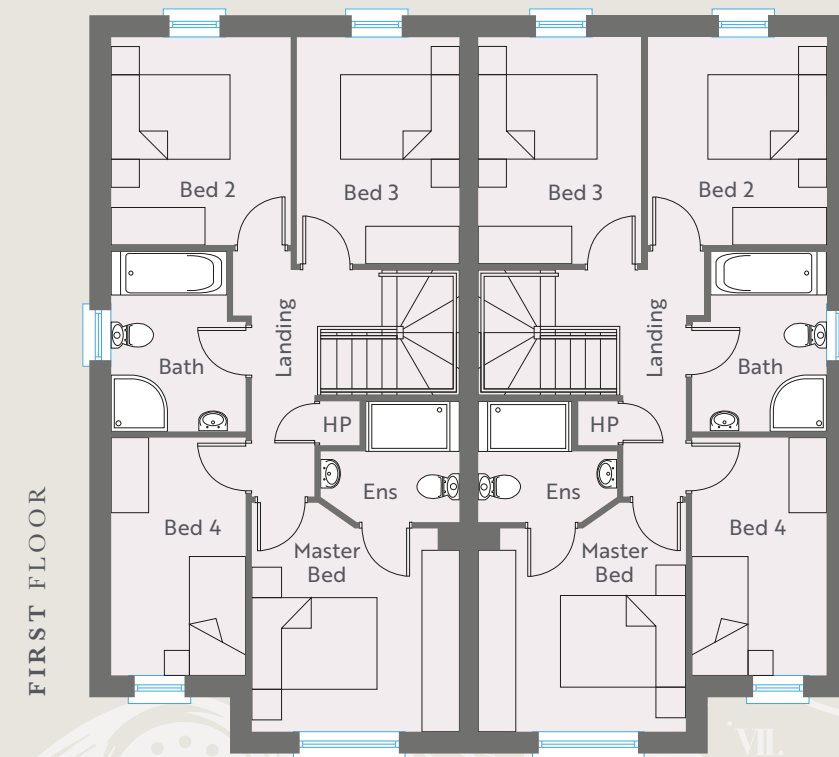
Entrance Hall with separate WC

Lounge (max)
ft 17'5" x 13'8" m 5.28 x 4.17

Kitchen / Dining
ft 18'4" x 13'2" m 5.57 x 3.97

Garden Room
ft 9'6" x 7'9" m 2.87 x 2.35

Utility
ft 7'5" x 2'11" m 2.25 x 0.90



FIRST FLOOR

Master Bedroom (max)
ft 12'2" x 10'10" m 3.66 x 3.32

Ensuite
ft 7'4" x 3'9" m 2.20 x 1.13

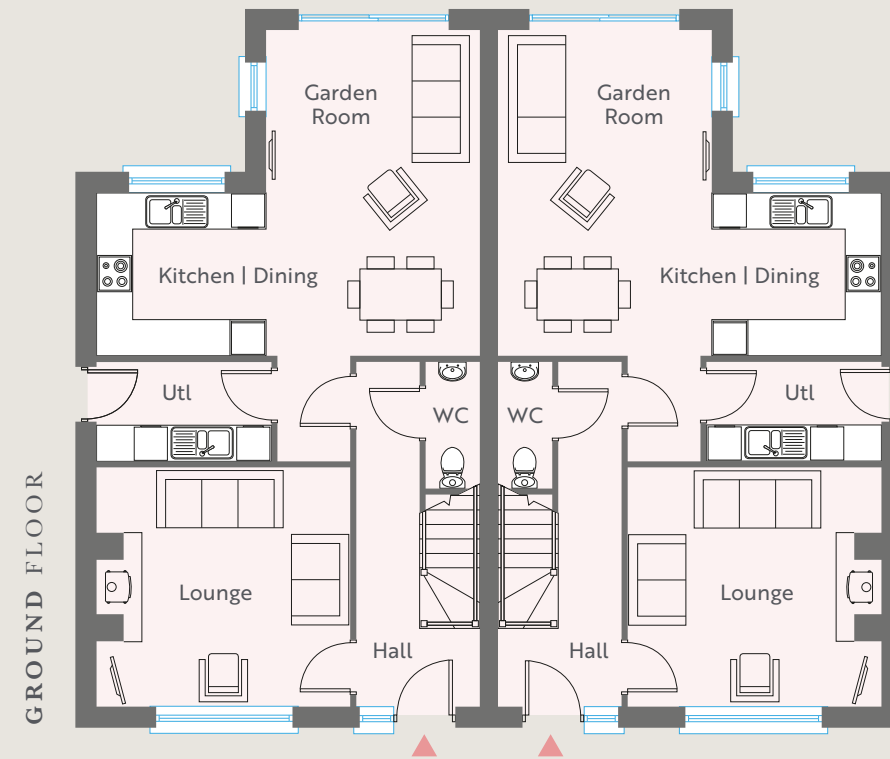
Bedroom 2
ft 10'10" x 9'6" m 3.32 x 2.87

Bedroom 3
ft 11'10" x 8'7" m 3.62 x 2.60

Bedroom 4
ft 12'6" x 7'2" m 3.80 x 2.15

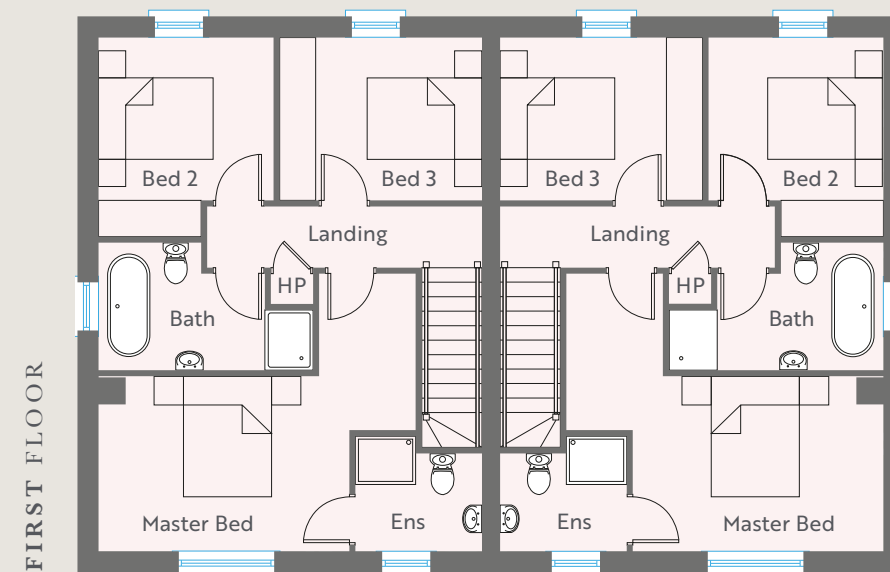
Bathroom
ft 9'6" x 7'2" m 2.88 x 2.15

THE EASTON (E) • 3 BEDROOM SEMI DETACHED
SITE 11 | 12 | 13 | 14 | 15 | 16 TOTAL FLOOR AREA: 1270 sq ft



GROUND FLOOR

Entrance Hall with separate WC	
Lounge	
ft 13'9" x 12'11"	m 4.20 x 3.96
Kitchen / Dining	
ft 20'10" x 8'10"	m 6.35 x 2.70
Garden Room	
ft 11'8" x 8'10"	m 3.54 x 2.70
Utility	
ft 9'10" x 5'6"	m 3.00 x 1.65



FIRST FLOOR

Master Bedroom	
ft 13'8" x 9'7"	m 4.15 x 2.90
Ensuite	
ft 6'10" x 5'5"	m 2.10 x 1.62
Bedroom 2	
ft 10'10" x 9'7"	m 3.30 x 2.90
Bedroom 3	
ft 10'11" x 8'10"	m 3.35 x 2.70
Bathroom	
ft 11'8" x 6'11"	m 3.55 x 2.11

STUNNING SPECIFICATION

KITCHEN

- Modern kitchen with a choice of doors and worktops
- We have tailored the layout design to optimise the unit and worktop space in each kitchen
- Integrated appliances will include gas hob, electric oven and hood, fridge freezer and dishwasher
- Concealed underlighting to high level units
- Low voltage down lights

UTILITY ROOM

- High quality utility units with choice of door finishes, worktops and handles
- Space for washing machine and tumble drier

SANITARY WARE

- Contemporary white sanitary ware with quality chrome fittings to bathrooms, ensuites and wcs
- Low profile shower tray with contemporary glass panels and doors to bathroom
- Heated chrome towel rails to bathroom and ensuites
- Low voltage down lights

FLOORING

- Quality carpet and underlay in Bedrooms, stairs and landing
- Tiled floor to Kitchen, Utility, Bathroom, Ensuite and WC
- Laminate flooring to Lounge and Entrance Hall

HEATING

- Gas fired central heating
- Energy efficient boiler
- Stove or fireplace fitted

INTERNAL FINISHES

- Painted internal walls and ceilings
- Oak internal doors with quality ironmongery
- Painted skirting boards and architraves
- Comprehensive range of electrical sockets, switches and telephone points
- Master TV point in Lounge
- Mains smoke and carbon monoxide detectors
- Wired for fibre optic broadband connection, available on completion day

EXTERNAL FINISHES

- Front and rear gardens sown in grass seed
- Flagged patio areas and paths
- Tarmac driveway
- Outside water supply
- uPVC double glazed windows






STATION HALT
STATION ROAD - PORTSTEWART

This CGI is for illustration purposes only

DEVELOPER

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SELLING AGENT



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