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# ARMSTRONG GORDON



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## PORTRUSH

Site at 18 Princess Street  
& Land to rear  
BT56 8AX  
Offers Over £295,000

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Deceptively large Mid terrace property but with the rear of the property being double the width of a normal princess street property. The main property was formerly used as a guest house and to the rear there are still the remnants of another former home. This makes the site highly developable subject to necessary consents and is in an area that of late has enjoyed substantial redevelopment.

As you drive around from the Harbour onto Ramore Street, take your second right into Princess Street opposite the former tennis courts and now championship bowling green. No. 18 will be located on your left hand side just a few doors down from the main road.

#### ACCOMMODATION COMPRISES:

##### GROUND FLOOR:

###### Entrance Porch:

###### Entrance Hall:

4'11 wide with under stairs storage and wood floorboards.

###### Bedroom:

With tiled surround fireplace, picture rail and cornicing. 14'7 into bay x 12'10

###### Dining Room:

With brick surround fireplace with tiled hearth and tiled floor. 12'4 x 12'0

###### Kitchen/Dining Area: 16'7 x 10'9

With single drainer stainless steel sink unit and high and low level units with tiling between.

##### FIRST FLOOR RETURN:

###### Landing:

###### Bedroom 1:

With wood floorboards. 10'9 x 10'2 average

###### Bathroom:

##### FIRST FLOOR:

###### Bedroom 2:

With wash hand basin with tiled splashback. 12'1 x 11'6

###### Bedroom 3:

With tiled surround fireplace with tiled hearth. 18'2 max x 14'7

###### Lounge:

##### SECOND FLOOR RETURN:

###### Landing:

With storage cupboard.

###### Bedroom 4:

10'9 x 9'10

###### Bathroom:

##### SECOND FLOOR:

###### Landing:

With storage cupboard and additional storage cupboard.

###### Bedroom 5:

12'2 x 7'7, 11'11 x 10'3

###### Kitchen:

12'4 x 12'2

###### Attic Room:

17'5 x 10'0

##### EXTERIOR FEATURES:

Yard to rear. Outhouse with four rooms and utility room.

##### SPECIAL FEATURES:

- \*\* Plumbed For Oil Heating
- \*\* Three Phase Electric Supply
- \*\* Formerly Used As A Guest House
- \*\* Potential Parking For Multiple Cars
- \*\* Double Width To Rear With Remnants Of Former Building Intact
- \*\* Very Sought After Location Close To Most Of Portrush's Most Popular Amenities
- \*\* Potential For Development Site Into A Multi Unit Development Subject To Necessary Consents
- \*\* Rear & Side Access To The Site
- \*\* Qualifies As A "Site" Due To Having Been Unoccupied Since 2007. Special 0% VAT Rate Available On All Works To Develop / Bring Back Into Use

##### TENURE:

TBC

##### CAPITAL VALUE:

£125,000 (Rates: £1163.13 p/a approx.)







**Land & Property Services**  
**Seirbhísí Talún & Maoine**  
 THE LAND REGISTRY | CLÁRLANN NA TALÚN

Date: 22 Feb 2024  
 County: Antrim  
 Folio: AN18150  
 Scale: 1:1250  
 Our Ref: 2024/153322  
 Your Ref:  
 Map Ref(s): 00605SE3

Sheet 1 of 1

Key to folio labels:

*a* - AN18150

This map is for location purposes only (Rule 141(1) of the Land Registration Rule (Northern Ireland) 1994 as amended by paragraph 19 of the Schedule to the Amendment Rules 2000). Folio boundaries are not guaranteed (Section 64 of the Land Registration Act (Northern Ireland) 1970). The co-existence of Land Registry markings and OSNI features may have been affected by revisions of the OSNI map subsequent to registration.

This map has been prepared using the largest scale Land Registry map available for the area. Any future Deed map should be based on the largest scale OS Irish Grid Plan available for the area.

N.B. Folio boundaries are not conclusive (unless so described on the folio). See S64 of the Land Registration Act (NI) 1970. Where there is any doubt concerning boundaries, the original instrument or Document should be inspected.

This copy map shows the location of the lands comprised in the folio listed above.

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