



**STRANDMORE, 55A CAUSEWAY STREET, PORTRUSH**



X 4



X 1



X 3

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>	76	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**OFFERS OVER £1,500,000**

# STRANDMORE, 55A CAUSEWAY STREET, PORTRUSH

Welcome to this stunning beachfront home in Portrush, offering unparalleled views of the East Strand and The Skerries. This recently completed, three story residence spans approximately 2000 Sq. Ft. and features four bedrooms, including two with private ensuite facilities.

Experience luxurious living with high specification finishes, a modern open plan kitchen equipped with premium appliances, designer bathrooms and underfloor heating. The home boasts a large front patio, along with balconies and terraces on each level, all designed to showcase the impressive coastal views.

Situated in the heart of the town within a gated development, this property offers security, privacy and direct beach access. Just a short walk from Royal Portrush Golf Club and the town's many attractions this is a rare opportunity to own a luxury beachfront home in the sought after seaside resort of Portrush on the North Antrim Coast.

## FEATURES

- Multizone Gas Underfloor Heating.
- Triple Glazing in Contemporary High-Efficiency Frames.
- Global Home Warranty.
- Gated Development with Video Entry System.
- Allocated Car Parking with Dedicated EV Charger.
- Communal Gardens with Direct Beach Access.
- Security Alarm System.
- Living Areas and Bedrooms Wired for Electric Blinds.
- Beam Air Filtration System Throughout.

## ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £3,137.28

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  
T: 028 7083 5444  
E: portstewart@philiptweedie.com  
W: www.philiptweedie.com

## ACCOMMODATION

### ENTRANCE HALL

Amtico flooring; cloaks cupboard.

### UTILITY ROOM

1.69 m x 2.35 m (5'7" x 7'9")

Range of fitted units; Quartz work surfaces; recessed stainless steel sink; plumbed for washing machine; space for dryer; gas boiler cupboard; Amtico flooring; spot lighting.

### DOWNSTAIRS W/C

1.65 m x 1.34 m (5'5" x 4'5")

Toilet; vanity unit with wash hand basin; towel radiator; featured tiled flooring; tiled walls.

### OPEN PLAN KITCHEN, LIVING & DINING

7.50 m x 6.06 m (24'7" x 19'11")

Amtico flooring; spot lighting.

### KITCHEN AREA

Contemporary fitted units; Quartz work surfaces; kitchen island with breakfast bar (wired for pendant lighting); recessed ceramic sink unit with Quooker boiling water tap; fitted Neff kitchen appliances to include dual ovens, microwave & warming drawer; induction hob with built in down draught extractor; integrated fridge freezer & dishwasher.

### LIVING AREA

Media wall with recessed 75 inch Samsung smart TV; Contemporary ONYX Avanti electric fire; full width sliding patio doors leading to the front terrace.

### FIRST FLOOR

#### LANDING

Utility cupboard with hot water tank & beam filtration system.

#### BEDROOM 1

3.24 m x 6.11 m (10'8" x 20'1")

Double bedroom to the front; sliding patio doors leading to the balcony overlooking East Strand.

#### DRESSING AREA

1.64 m x 2.57 m (5'5" x 8'5")

#### ENSUITE

1.64 m x 2.52 m (5'5" x 8'3")

Wet room style shower; Laufen sanitary ware to include wall mounted toilet and vanity with wash hand basin; matte black electric towel radiator; backlit mirror; tiled walls; tiled flooring; spot lighting.

#### BALCONY

1.75 m x 3.70 m (5'9" x 12'2")

Glass balustrades; composite decking.

#### BEDROOM 2

2.99 m x 3.88 m (9'10" x 12'9")

Double bedroom to the rear.

#### BATHROOM

2.60 m x 2.30 m (8'6" x 7'7")

Laufen freestanding bathtub; wet room style shower; Laufen sanitary ware to include wall mounted toilet plus vanity wash hand basin; matte black electric towel radiator; backlit mirror; tiled walls; tiled floor; spot lighting.

### SECOND FLOOR

#### BEDROOM 3

4.47 m x 6.07 m (14'8" x 19'11")

Double bedroom to the front; sliding patio doors leading to terrace over looking East Strand.

#### ENSUITE

1.38 m x 3.42 m (4'6" x 11'3")

Wet room style shower; Laufen sanitaryware to include wall mounted toilet and vanity with wash hand basin; matte black electric towel radiator; backlit mirror; tiled walls; tiled flooring; spot lighting.

#### TERRACE

2.00 m x 6.09 m (6'7" x 20'0")

Composite decking; glass balustrades; spot lighting.

#### BEDROOM 4

2.90 m x 4.96 m (9'6" x 16'3")

Double bedroom to the rear.

#### EXTERNAL STORE

2.10 m x 2.32 m (6'11" x 7'7")

Power & light.

#### OUTSIDE FEATURES

- Gated Development with Video Entry System.
- Allocated Car Parking with Dedicated EV Charger.
- Communal Gardens with Direct Beach Access.
- Communal outdoor shower and hose.
- External Store with Power and Light.



Regulated  
by RICS



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.