

## For Sale

Beachview Apartments, Apt B, 10 Eglinton Street,  
Portrush BT56 8DX

Offers Over **£250,000**



### Property Overview

- First Floor Apartment
- 2 Bedrooms, 1 Reception Room
- Stunning sea views
- Within walking distance to East & West Strand Beaches & Royal Portrush Golf Club which will be hosting the British Open in 2025
- Town centre location
- uPVC double glazed windows
- Smart electric heating
- EPC Rating - TBC

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**Communal Hall:**

With staircase to all floors.

**Entrance Hall:**

With laminate flooring, telephone point.

**Lounge:**

5.8m x 3.8m (19' 0" x 12' 6") (Max) with laminate flooring, television point, storage cupboard with hot tank, sea views.



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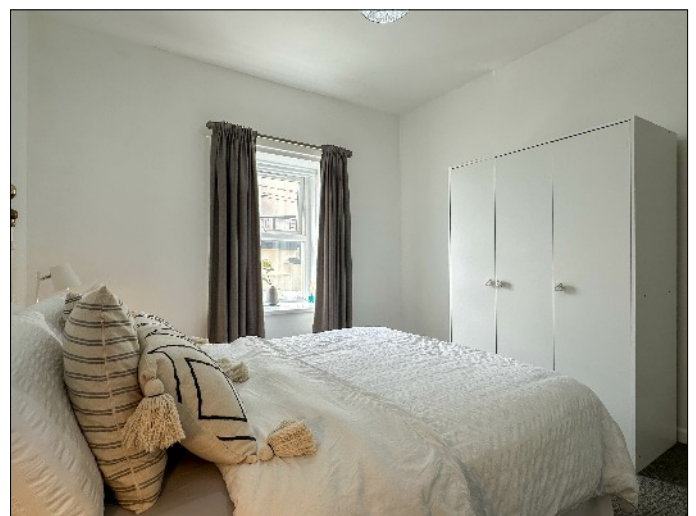
**Kitchen / Dining:**

3.3m x 2.8m (10' 10" x 9' 2")

with eye and low level units with PVC between, white resin sink unit and drainer, integrated hob with glass splashback, integrated oven, integrated under counter fridge with freezer box, plumbed for washing machine, integrated extractor fan.

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**Bedroom (1):**  
3.5m x 3.1m (11' 6" x 10' 2")



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**Bedroom (2):**

4.3m x 2.2m (14' 1" x 7' 3") with sea views.



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**Shower Room:**

Comprising w.c., wash hand basin, fully tiled shower cubicle with electric shower fitting, extractor fan.



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**Exterior Features**

Communal grass area to front. Store to rear accessed via the fire escape from the rear door.

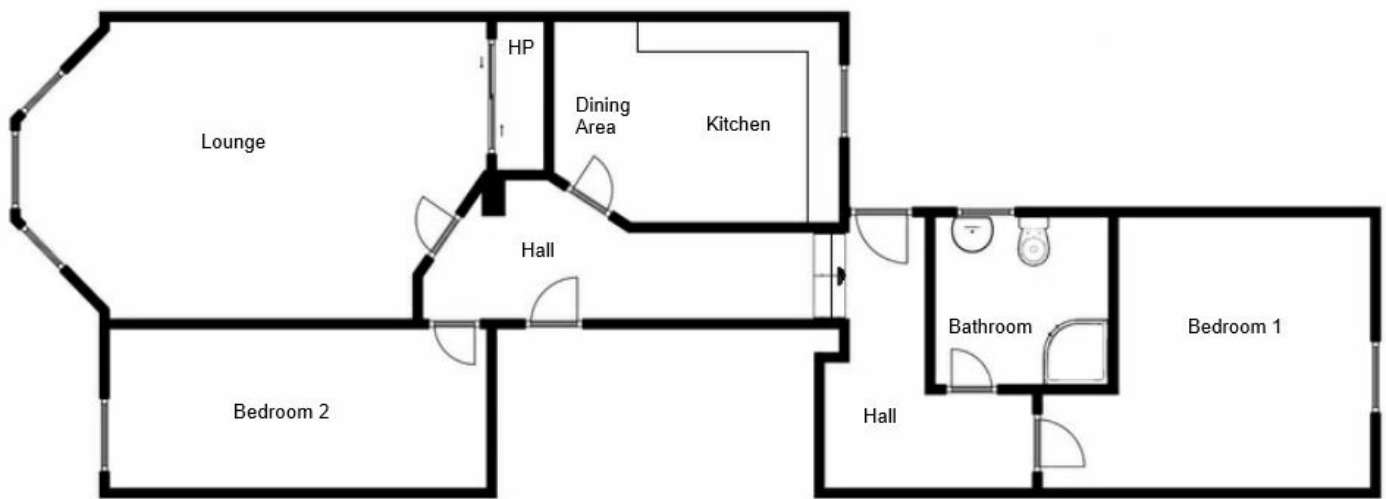


Please note that all purchasers will become shareholders in a MANAGEMENT COMPANY formed to maintain communal and open space areas.



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## FLOOR PLANS



FIRST FLOOR

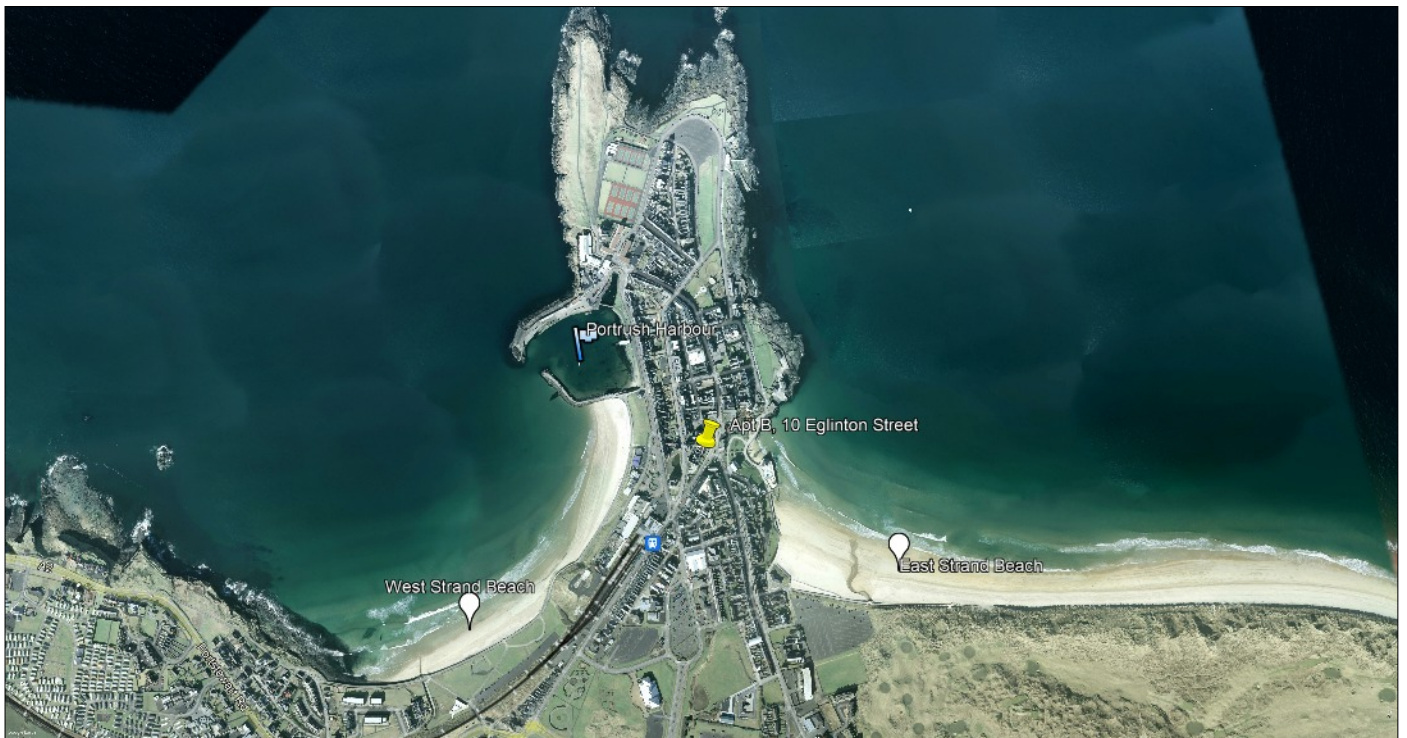
**For illustrative purposes only. Not to scale.**

**Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.**

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1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
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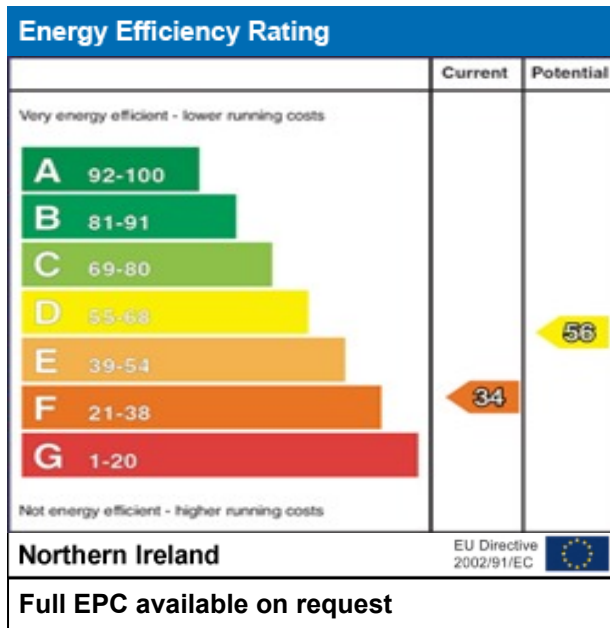


### Property Location:

On entering Portrush on the Bushmills Road continue straight ahead at the roundabout onto Causeway Street. Continue along past 55 Degrees North to the junction and Apt B, 10 Eglinton Street is situated directly in front.

- Management Fee: £250.00 per quarter
- Rates: The assessment for the year 2024/2025 is £686.28
- Tenure: Freehold

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**OFFICE OPENING HOURS**

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

**WEBSITE AND E-MAIL**

[www.mcafeeproperties.co.uk](http://www.mcafeeproperties.co.uk)  
[portstewart@mcafeeproperties.co.uk](mailto:portstewart@mcafeeproperties.co.uk)

**PROPERTY REFERENCE**

PST1495 300724/MH

**OUR OFFICE LOCATION**



# Think

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*by Clare*

- Residential Mortgages
- Re-mortgages
- Self Build Mortgages
- Buy To Let Mortgages
- Holiday Let Mortgages
- Life Cover
- Critical Illness Cover
- Income Protection
- Buildings & Contents Cover
- Landlord Insurance

Contact Clare on 028 7083 2233 / 07739 707 078

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