



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

**FREE INDEPENDENT FINANCIAL ADVICE**

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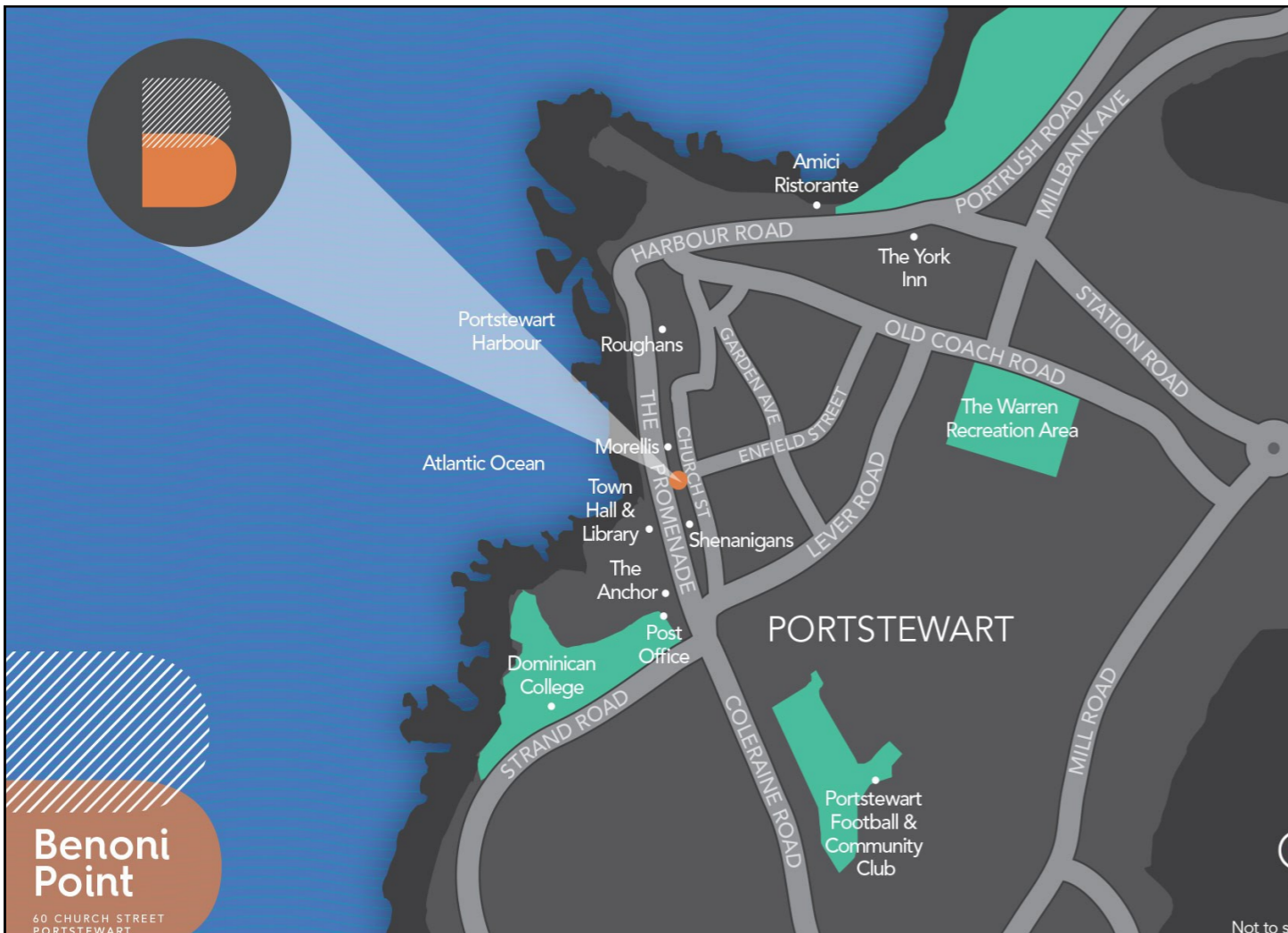
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- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

**Other Financial Services:**

- Mortgage Protection
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- Income Protection
- Buildings & Content Insurance
- Landlord Insurance



**ARMSTRONG GORDON**



**Benoni Point**  
60 CHURCH STREET  
PORTSTEWART



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Benoni Point

**PORTSTEWART**

Site Adjacent to 60 Church Street  
BT55 7AH  
Offers Over £245,000

028 7083 2000  
www.armstronggordon.com

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Site for sale adjacent to 60 Church Street, Portstewart which is presently 4 garages but has planning for 3 new apartments and car parking at ground floor level. Full plans and brochure for finalised development are also prepared which include 3D images so the site is 'shovel ready' for any builder to move onsite. To the rear the views are over the sea, Crescent, Donegal Headlands and Strand Beach.

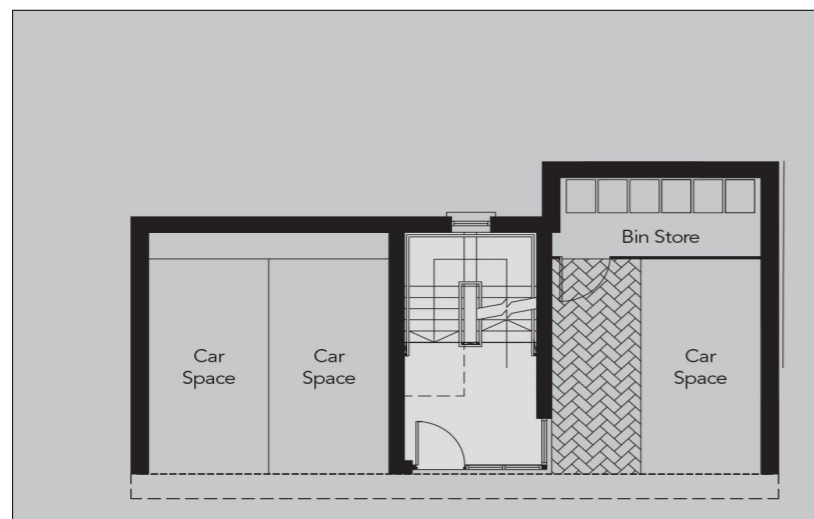
Approaching Portstewart Promenade from the Coleraine Road, turn right at the Diamond roundabout onto Church Street. Proceed along this road for approximately 400m and the site will be situated on your left directly opposite Enfield Street and Portstewart Methodist Church. Presently 4 garages.



**SPECIAL FEATURES:**

- \*\* Site With Full Planning For 3 Sea Views Apartments Facing Southwest (Full Building Control Drawings Available & Approval)
- \*\* Very Popular Central Location To The Town
- \*\* Presently 4 Garages Which Could Derive Excellent Rental Income In Its Own Right
- \*\* Site Is Shovel Ready For Builder To Start Immediately
- \*\* Existing Walls May Be Used For Construction Purposes
- \*\* Highly Sellable Design With Balconies To Rear

**Ground Floor Floorplan:**



**FIRST FLOOR**

**Apartment One**

Entrance Hall	
Living / Kitchen / Dining	18'2" x 13'7"
Bedroom 1	12'0" x 8'5"
Bedroom 2	9'5" x 8'7"
Shower Room	6'8" x 5'10"

**SECOND FLOOR**

**Apartment Two**

Entrance Hall	
Living / Kitchen / Dining	18'2" x 13'7"
Bedroom 1	12'0" x 8'5"
Bedroom 2	9'5" x 8'7"
Shower Room	6'8" x 5'10"

**THIRD FLOOR**

**Apartment Three**

Entrance Hall	
Living / Kitchen / Dining	14'8" x 13'3"
Bedroom 1 Max	13'7" x 12'6"
Shower Room Max	8'9" x 6'2"