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# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F		
1-20	G	17 G	

## PORTSTEWART

75 The Promenade

BT55 7AF

Offers Over £595,000

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A fantastic opportunity to acquire a fabulous 10 bedroom 3 reception former guesthouse in solid condition throughout and in the heart of the popular seaside resort of Portstewart. Offering spacious accommodation spread out over 4 floors, this property would be an ideal investment opportunity for those seeking to return it to a guest house business again in this thriving and very popular town or indeed as a redevelopment site subject to necessary consents. The property also benefits from wonderful views of the North Atlantic Ocean and Donegal Headlands. The selling agent strongly recommends early internal inspection. Please note there is a area above the garage left for conversion to an apartment (no planning).

Approaching Portstewart from Coleraine on the Station Road, turn left at the bottom onto Portmore Road which connects with the Portrush Road. Proceed along the Portmore Road which will lead you onto the Promenade. No 75 will be located just opposite the red brick former townhall building overlooking the Crescent.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Porch:**

8'8 wide with pine sheeted ceiling, tiled floor, glass panels with views across Atlantic Ocean, Dominican Covent, The Crescent and The Promenade.

**Entrance Hall:**

4'1 wide with under stairs storage cupboard.

**Dining Room:**

With cornicing, picture rail and views across Atlantic Ocean, Dominican Covent, The Crescent and The Promenade. 18'3 x 12'4 (into bay)

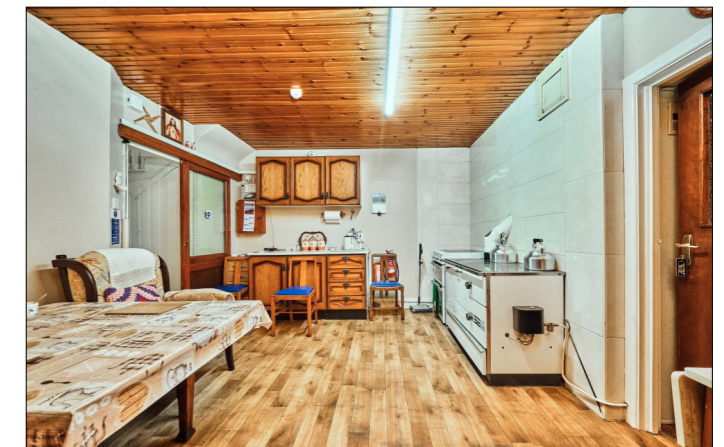


**Family Room:**

12'4 x 10'6

**Kitchen/Dining Area:**

With high and low level built in units with tiling between, oil stove and stainless steel hob with space for cooker, lead glass display cabinets, larder cupboard?, drawer bank, saucepan drawers, pine sheeted ceiling with strip lighting and pedestrian door leading to rear garden. 16'2 x 11'6



**Utility Room:**

With bowl and half stainless steel sink unit, high and low level units, space for fridge freezer, plumbed for automatic dishwasher and pine sheeted ceiling with strip lighting. 10'2 x 6'7

**Rear Porch:**

With separate w.c. and wash hand basin.

**FIRST FLOOR RETURN:**

**Landing:**

**Bedroom 1:**

8'1 x 7'2

**Bedroom 2:**

11'0 x 7'2

**Ensuite** off with w.c., and wash hand basin.

**Bathroom:**

With coloured suite comprising w.c., wash hand basin, telephone hand shower over bath, shaver point and hot press.

**FIRST FLOOR:**

**Lounge:** 18'5 x 17'0

With Mahogany surround fireplace with cast iron inset, granite hearth, picture rail, cornicing and centrepiece.



**Bedroom 3:**

With wash hand basin. 15'1 average x 10'8

**Separate** w.c., wash hand basin, PVC cladded walk in shower cubicle with electric shower, fully tiled walls and extractor fan.



**SECOND FLOOR RETURN:**

**Bedroom 4:**

10'7 x 8'5

**Ensuite** off with w.c., wash hand basin, walk in shower cubicle with electric shower and shaver point.

**SECOND FLOOR:**

**Bedroom 5:**

With separate w.c. and sink unit. 10'3 x 7'6

**Bedroom 6:**

With coving. 18'5 x 9'4 into bay

**Ensuite** off with w.c., wash hand basin with storage below, PVC cladded walk in shower cubicle with electric shower and extractor fan.

**Bedroom 7:**

15'2 x 11'1 average

**Ensuite** off with w.c. with wash hand basin and cladded walls.

**Separate** shower cubicle with electric shower with PVC cladded walls and extractor fan.



### **THIRD FLOOR:**

#### **Landing:**

With 'Velux' window.

#### **Bedroom 8:**

16'1 x 8'4

#### **Separate W.C.:**

With wash hand basin and extractor fan.

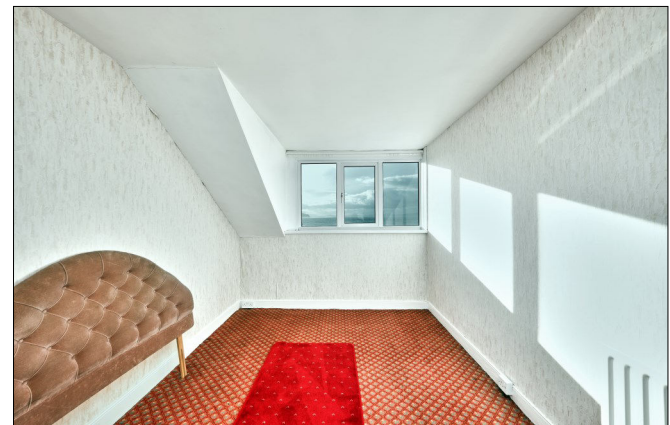
#### **Separate Shower:**

With PVC Cladded walk in shower cubicle with electric shower and extractor fan.

#### **Bedroom 9:**

15'2 x 8'5

**Ensuite** off with w.c., wash hand basin, PVC Cladded walk in shower cubicle with electric shower and extractor fan.



#### **Bedroom 10:**

With wash hand basin. 8'2 x 7'5

**Ensuite** off with w.c. and PVC walk in shower cubicle with electric shower.

### **EXTERIOR FEATURES:**

Outside to front is a paved patio area with views across Atlantic Ocean, Dominican Covent, The Crescent and The Promenade. Outside to rear is laid in concrete and fenced in with concrete steps leading to integral garage 21'1 x 11'8 with light and power points, electric operated roller door and storage above in roof space. Light to front and rear. Tap to rear. Door to rear leading to Church Street. Outside store 10'4 x 7'1 accessed through the rear porch or steps from rear. Additional store with single drainer stainless steel sink unit, plumbed for automatic washing machine, space for tumble dryer, strip lighting, light, power points and boiler.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Potential For Redevelopment Subject To Necessary Consents
- \*\* Large Garage & Store To Rear
- \*\* Views Over Donegal Headlands & Sea To Front
- \*\* 10 Bedroom, 3 Reception
- \*\* Area Above Garage Left Ready For Conversion To Apartment (No Planning)

**TENURE:**

Leasehold

**CAPITAL VALUE:**

£270,000 (Rates: £2,647.08 p/a approx.)





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Date: 10 Sep 2024  
 County: Londonderry  
 Folio: 1:1250  
 Our Ref:  
 Your Ref:  
 Map Ref(s): 00515SE2,00516SW1

Sheet 4 of 4

Key to folio labels:

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