



By SM Devine

SIX WEST

12-19 THE PROMENADE

www.smdevine.co.uk

Sold by:
Armstrong Gordon

SIX
WEST

ALL ABOUT LOCATION

Six West is Portstewarts newest development of 22 luxury high end apartments. Built over four floors, all with spectacular sea views across the Atlantic Ocean, the building has been designed to keep the traditional character of the Promenade whilst incorporating contemporary architectural elements to create a harmonious and elegant build with an abundance of viewing spots and open spaces within.

The site is formerly the old home of Roughans newsagents and cafe, also the Harbour Café and was the former home of the old Palladium Cinema which first opened in 1934. The owners of Roughans are delighted to be welcomed back to the ground floor of the Six West building and to see the transformation of this landmark site, where their family business began in 1952. Throughout the rest of the building, there is a mix of one and two bed apartments, served by three individual lifts. All of the apartments offer private landings, luxury kitchens for entertaining, wonderful living spaces, with glorious west facing, full height windows and doors, to make sure that the famous view from the Promenade is captured with every day living and night time lounging.

The location of these properties is unrivalled and the homes are sure to capture the vibrancy, beauty and tranquillity that comes with coastal living in Portstewart.

www.smdevine.co.uk



NORTH COAST BEAUTY

Portsewart is perfectly located on the world famous North Coast of Northern Ireland. With a myriad of breath-taking scenery, from stunning beaches to impressive natural cliffs, there is no shortage of picturesque views. White sandy beaches, beautiful dunes and spectacular waves are just minutes from Six West all year round.

Whether you enjoy a brisk walk by the sea, building sandcastles and investigating rock pools, or hitting the surf - the North Coast has it all. A prime location for golf enthusiasts Portstewart and the surrounding area boast some of the best golf courses in the world, there is something for everyone



SIX
WEST

By SM Devine

FRONT ELEVATION



REAR ELEVATION

FIRST FLOOR PLANS



*Not to be scaled
Dimensions may be subject to change throughout the construction process*

SECOND FLOOR PLANS



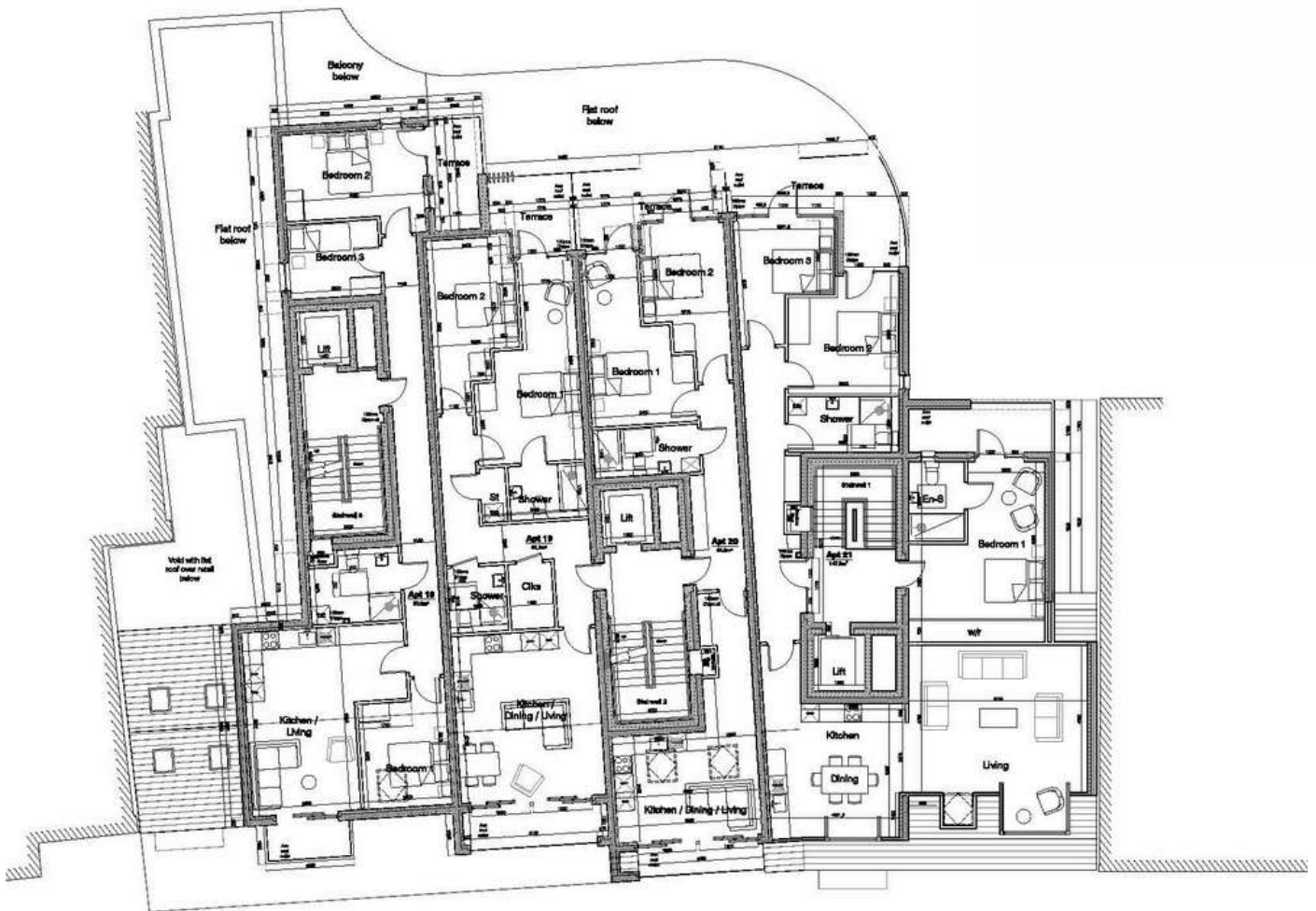
*Not to be scaled
Dimensions may be subject to change throughout the construction process*

THIRD FLOOR PLANS



*Not to be scaled
Dimensions may be subject to change throughout the construction process*

FOURTH FLOOR PLANS



*Not to be scaled
Dimensions may be subject to change throughout the construction process*

SPECIFICATION

- Each apartment benefits from uninterrupted west sea views
- Bright, open plan living spaces with large windows
- Each apartment benefits from at least one private balcony, many with two balconies
- Attention to detail, carefully thought out by our design team
- Fully managed and cared for communal spaces
- Fantastically located right on the Promenade
- Car and pedestrian access directly from the Promenade
- Secure and private car parking

COMMUNAL & ENTRANCE WAYS:

- Secure video camera entry system
- Key fob front door entry system
- Automated entrance gates with fob entry
- Allocated postal box in reception
- High ceiling entrance lobby with seating areas
- Ambient and feature lighting to entrance

INTERIOR SPECIFICATION:

- Fully finished Farrow & Ball painted walls
- Fully finished skirting, architraves, and solid internal doors
- Spotlights, pendant lighting, and / or mood lighting throughout
- Brushed aluminium sockets and light switches throughout
- Comprehensive supply of electrical points with USB charging points throughout
- Each bedroom fitted with tv points
- Mains supply Smoke and Carbon Monoxide detectors
- Modern handcrafted kitchen from local suppliers, designed to make the most of the space and view
- Worktops to be quartz or granite
- Fully integrated kitchen appliances to include (but not limited to) fridge, freezer, oven or double oven, gas or induction hob and dishwasher
- Kitchen to include splashback and / or wall finishes depending on individual design
- Fully tiled living space floors
- Luxurious carpet and underlay to all bedrooms
- Fully fitted bathrooms including all sanitary ware and anti-steam mirrors
- Modern built in bathroom units to provide useable space & storage
- Underfloor heating throughout
- Thermostat heating controls throughout, ready for installation of smart home heating



SPECIFICATION

EXTERNAL SPECIFICATION

- Gated car parking with private parking
- Fully maintained communal areas & car parking
- 3 block lifts for access meaning that there is only a small number of apartments being serviced by one lift
- Laminated glazed windows to front facing windows
- Transparent glazing to balconies to ensure uninterrupted sea views
- Fully finished balconies with porcelain flooring, cladded ceilings & exterior lighting
- 10 year structural warranty provided by Global Homes

SIX
WEST



By SM Devine

GET IN TOUCH



Armstrong Gordon & Co Estate Agents
64 The Promenade Portstewart BT55 7AF

Call on **028 7083 2000**

*These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configurations of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking. The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only.

Plans are not to scale and all dimensions shown are approximate.