



12 BATH TERRACE, PORTRUSH



X 4



X 1



X 3

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		55
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £595,000

12 BATH TERRACE, PORTRUSH

This beautiful Victorian townhouse occupies a commanding seafront position, offering breathtaking panoramic views over the Salmon Fisheries, Arcadia, East Strand, the Skerrie Islands and beyond. The property provides flexible accommodation with 3-4 bedrooms, a stylish first floor kitchen with adjoining living and dining areas. To the rear, a small enclosed patio garden and store add further convenience. Nestled in the heart of Portrush, Bath Terrace enjoys a central yet peaceful location, offering privacy away from the main thoroughfare.

FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- Panoramic views overlooking the East Strand and beyond.
- Flexible accommodation with up to 4 bedrooms.
- Enclosed low maintenance patio garden to the rear.
- Car parking to the front.

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1,666.68

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE PORCH

1.46 m x 1.82 m (4'9" x 6'0")

Wood floor; glass panel door leading to the entrance hall.

ENTRANCE HALL

Solid oak floor; under stairs storage.

LOUNGE/BEDROOM 4

4.81 m x 4.38 m (15'9" x 14'4")

Bay window with sea views to the front; built in shelving; door to the bathroom.

BATHROOM 1

3.16 m x 3.69 m (10'4" x 12'1")

Free standing roll top bath; large wet room style shower with chrome towel radiator; toilet; wash hand basin; back lit mirror; part wood panelled & tiled walls; tiled floor; linen cupboard; under floor heating.

UTILITY ROOM

1.71 m x 2.22 m (5'7" x 7'3")

Plumbed for washing machine; cloaks cupboard; vinyl floor; door to the rear.

FIRST FLOOR

LANDING

Stained glass window.

LIVING & DINING AREA

5.08 m x 5.95 m (16'8" x 19'6")

Bay window to the front with spectacular sea views; glass panel door to Juliet balcony; marble fireplace with multi fuel stove set on a granite hearth; part wood panelled walls; wooden floor; spot lighting; open arch to the kitchen.

KITCHEN

2.87 m x 3.41 m (9'5" x 11'2")

Range of painted units; laminate work surfaces; ceramic sink & drainer; integrated fridge freezer; electric oven & hob with extractor unit over; larder cupboard; tiled floor; part tiled walls; spot lighting.

SECOND FLOOR

BEDROOM 1

4.00 m x 6.17 m (13'1" x 20'3")

Large double bedroom to the front; bay window with spectacular sea views; built in wardrobe.

ENSUITE

0.89 m x 1.79 m (2'11" x 5'10")

Panelled shower cubicle with electric shower; toilet; wash hand basin; wall mounted vanity unit; vinyl floor.

BEDROOM 2

2.98 m x 3.59 m (9'9" x 11'9")

Double bedroom to the rear; built in wardrobe & shelving.

ENSUITE

0.91 m x 1.92 m (3'0" x 6'4")

Panelled shower cubicle with electric shower; toilet; wash hand basin; wall mounted vanity unit; vinyl floor.

THIRD FLOOR

LANDING

Stained glass window.

BEDROOM 3

3.52 m x 3.30 m (11'7" x 10'10")

Single bedroom to the front with spectacular sea views; access to large storage room.

WC

2.12 m x 2.44 m (6'11" x 8'0")

Toilet; wash hand basin; access to eaves storage; vinyl floor; spot lighting.

OUTSIDE FEATURES

- Fully enclosed patio garden to the rear.
- Parking area to the front.
- Timber storage shed.
- Raised planters.
- Boiler house.
- Pedestrian access to the back lane.

PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

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