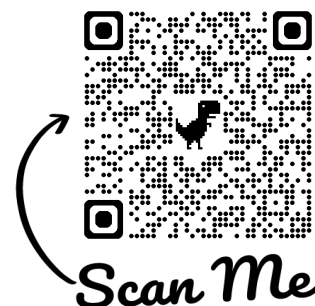


## For Sale

Apt 3, 88 Causeway Street, Portrush BT56 8AE

Offers Over **£185,000**



### Property Overview

- Second Floor Apartment
- 3 Bedrooms, 1 Reception Room
- Town centre location
- Parking bay with 1 car parking space
- Excellent decorative order throughout
- uPVC mahogany double glazed windows
- Oil fired heating (new boiler fitted 2024)
- Within walking distance to East & West Strand Beaches & Royal Portrush Golf Club which will be hosting the British Open this year
- EPC Rating - C72

Apt 3, 88 Causeway Street, Portrush BT56 8AE



**Communal Hall:**

With staircase to first floor, tiled floor.

**Entrance Hall:**

With tiled flooring, stairs to apartment.



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**Landing Area:**

With tiled flooring, leading to:

**Lounge / Kitchen / Dining Area:**

6.7m x 5.5m (22' 0" x 18' 1")

**Lounge / Dining Area:**

With laminate flooring, television point, telephone point, wall mounted electric fire.



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## Kitchen:

With laminate flooring, low level units, tiled around units, space for cooker, stainless steel extractor fan, stainless steel 1 ½ bowl sink unit, space for fridge / freezer, plumbed for washing machine, plumbed for dishwasher, island with storage and breakfast bar, access to roofspace.



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**Steps leading to:**

**Inner Hall:**

With tiled floor, access to roofspace, telephone point, storage cupboard.

**Bedroom (1):**

5.7m x 4.8m (18' 8" x 15' 9") (max) with tiled floor, television point.



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**Bedroom (2):**  
3.1m x 2.2m (10' 2" x 7' 3")



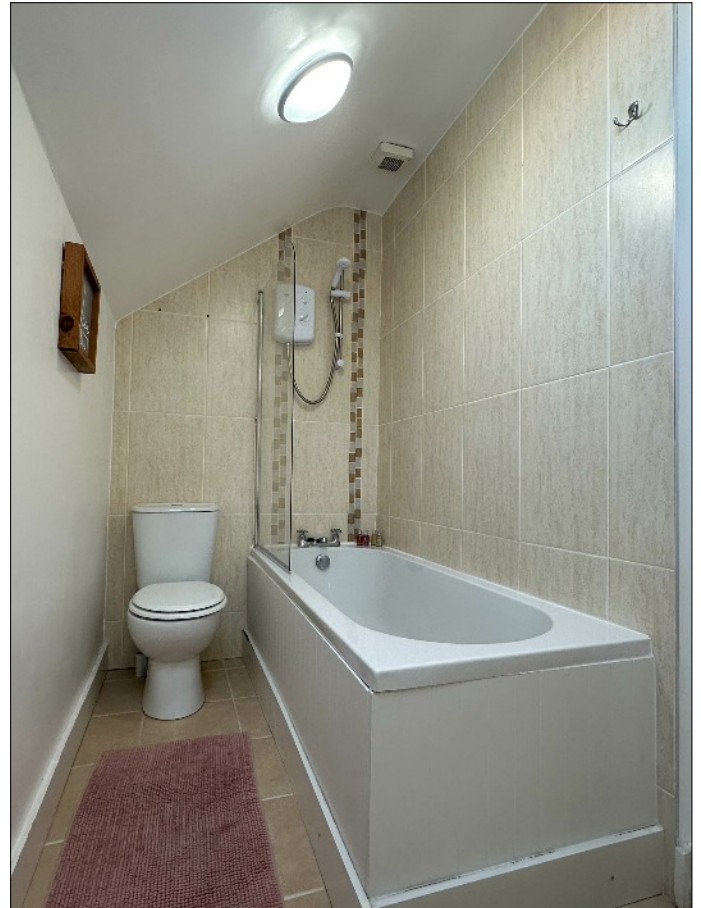
**Bedroom (3):**  
3.1m x 2.1m (10' 2" x 6' 11")



Apt 3, 88 Causeway Street, Portrush BT56 8AE

**Bathroom & w.c. Combined:**

Comprising w.c., wash hand basin, panel bath with electric shower fitting, part tiled walls, tiled floor, heated towel rail, skylight, extractor fan.



Apt 3, 88 Causeway Street, Portrush BT56 8AE



**EXTERIOR FEATURES**

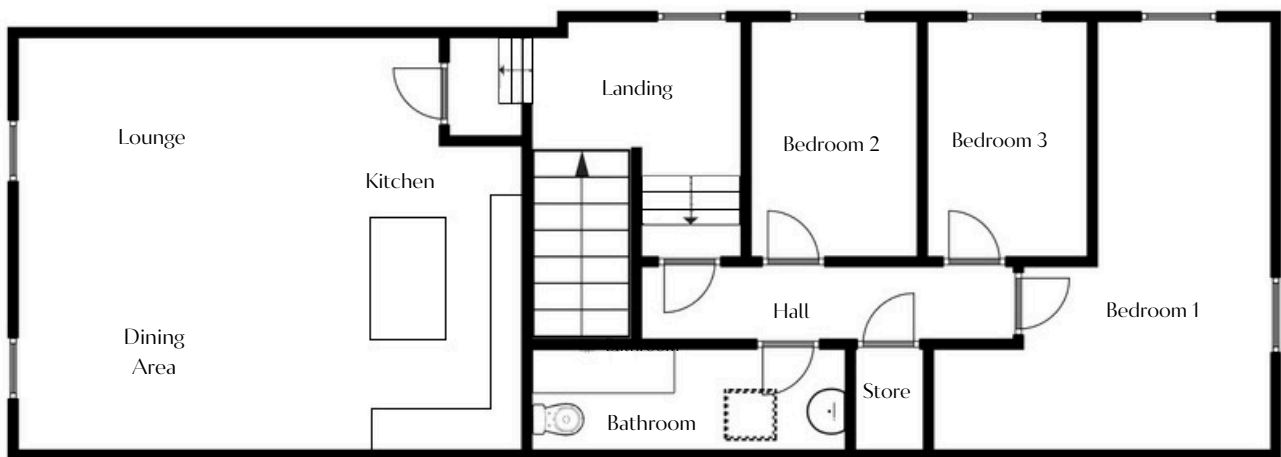
Communal store to rear, oil boiler, parking bay with 1 car parking space.





Apt 3, 88 Causeway Street, Portrush BT56 8AE

## FLOOR PLANS



## SECOND FLOOR

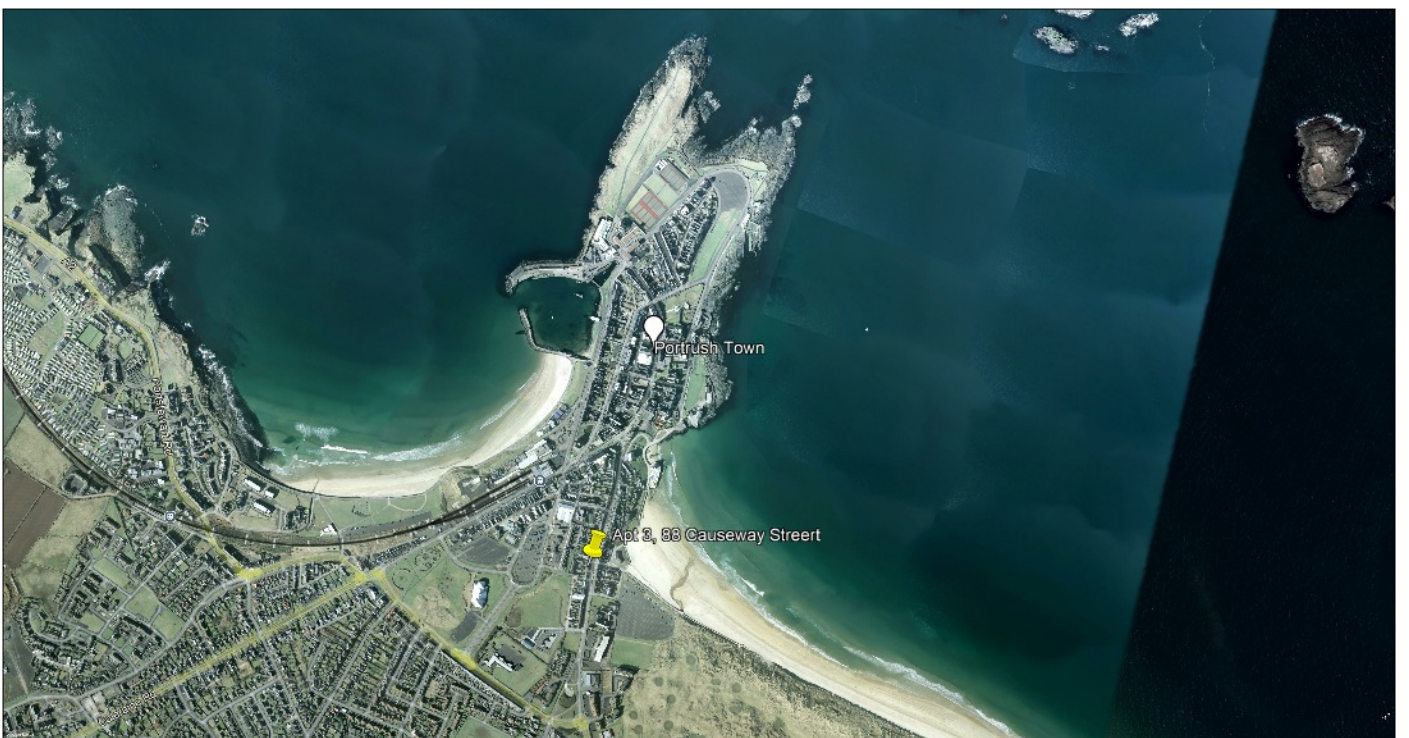
**For illustrative purposes only. Not to scale.**

**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.
8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

## Apt 3, 88 Causeway Street, Portrush BT56 8AE



### Property Location:

On entering Portrush on the Bushmills Road continue straight ahead at the roundabout onto Causeway Street. No. 88 is situated along on the left-hand side. Access to apartment is through archway into Causeway Court. Apt 3 is situated on the right hand side.

All purchasers will be shareholders in a MANAGEMENT COMPANY formed to maintain communal open space areas.

Management Fee: £615.00 per annum

Rates 2024 / 2025: £735.30

Tenure: Leasehold

Apt 3, 88 Causeway Street, Portrush BT56 8AE

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80	72	76
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

Northern Ireland

EU Directive  
2002/91/EC



Full EPC available on request

## 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

PST1508 170125//MH

## OUR OFFICE LOCATION



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# Think

## FINANCIAL SERVICES

*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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