



## 2 The Promenade Sea Road Coleraine, BT51 4RF



Homepage Estate Agents are delighted to present this luxurious 2-bedroom ground-floor apartment, perfectly located at the entrance to the breathtaking Castlerock Beach. This property offers an exceptional combination of indoor comfort and outdoor living, making it an ideal retreat or permanent residence. Its prime location provides access to some of the most stunning scenery the North Coast has to offer.

The apartment boasts two spacious bedrooms, including master ensuite, and a bright, open-plan living and dining area designed for modern living. A fully equipped designer kitchen with high-end finishes and smart home features enhances both style and convenience. Thoughtful design ensures ample storage throughout.

This apartment further boasts a beautifully paved patio, accessible from the living space and both bedrooms, serves as an inviting outdoor area for relaxation or entertaining.

This unique property combines luxury, functionality, and location, offering a rare opportunity to own a home just a stone's throw from the beach. Whether you're seeking a 'home away from home' or a serene permanent residence, this apartment is a true gem that seamlessly blends elegance with coastal charm.

### No Price

#### Viewing

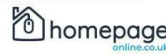
Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.

- GROUND FLOOR APARTMENT
- LARGE OUTDOOR PATIO AREA
- OPEN PLAN KITCHEN / DINING / LIVING
- 2 BATHROOMS
- DESIGNER FINISHES
- SMART HOME FEATURES
- UTILITY & STORAGE ROOMS
- OFF STREET PARKING
- BREATHTAKING LOCATION

# 2 The Promenade CASTLEROCK



This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate.



## Energy Efficiency Rating

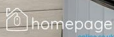
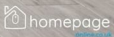
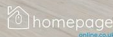
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Northern Ireland** EU Directive 2002/91/EC

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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Homepage Estate Agents  
Tel: 08000465102 | Email: info@clickhomepage.online  
www.clickhomepage.online

