



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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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		68 D
39-54	E	46 E	
21-38	F		
1-20	G		

PORTRUSH

25A Mark Street Lane

BT56 8BS

Offers Over £179,500

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An exceptionally spacious loft-style town centre apartment spanning two floors with dual access points, conveniently located near local amenities. Although classified as a one-bedroom, its vast interior offers incredible potential for subdivision or renovation. Retaining original steel beams and charming period features, this unique property presents a fantastic opportunity for customization and modern living.

Travelling along Kerr Street to the Harbour turn right onto Main Street. At the former Londonderry Bar turn right onto Atlantic Avenue and first left onto Mark Street Lane. Number 25a Will be located on your left hand side.

ACCOMMODATION COMPRISES:

FIRST FLOOR:

Accessed from fire escape.

Open Plan Lounge/Kitchen/Dining Area:

30'1 max x 25'0 max

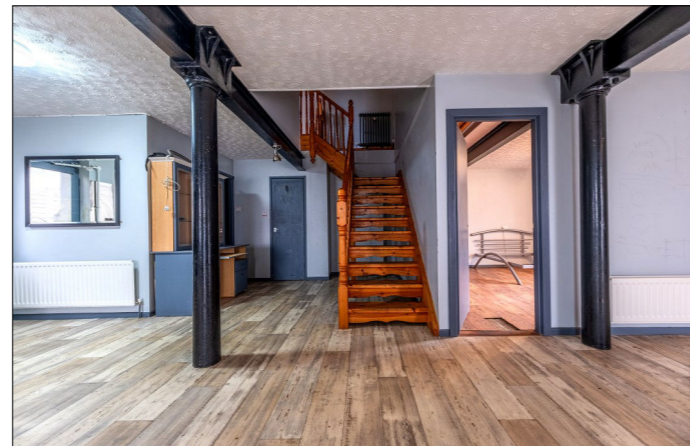
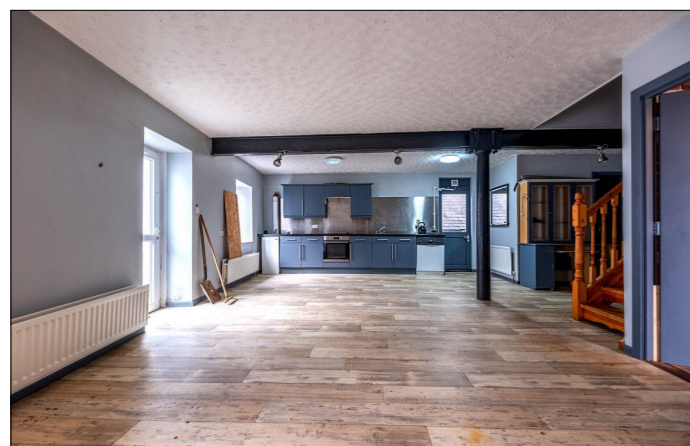
Kitchen/Dining Area:

With single drainer stainless steel sink unit, high and low level built in units with stainless steel splashback, ceramic hob, integrated oven with extractor fan above, plumbed for automatic dishwasher, boiler, additional storage with glass cabinet, pull out desk, hot press and laminate wood floor.



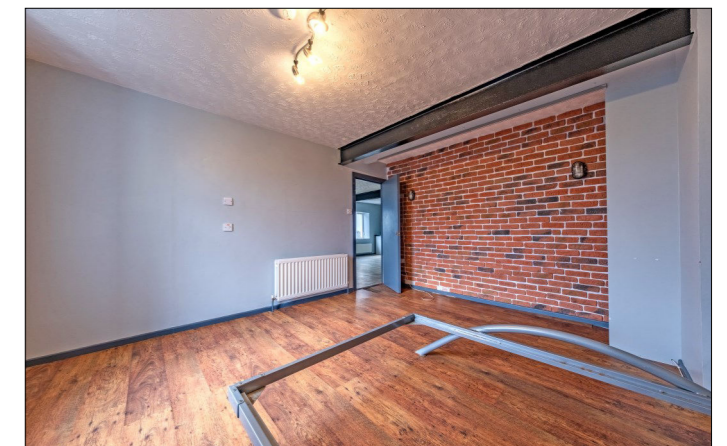
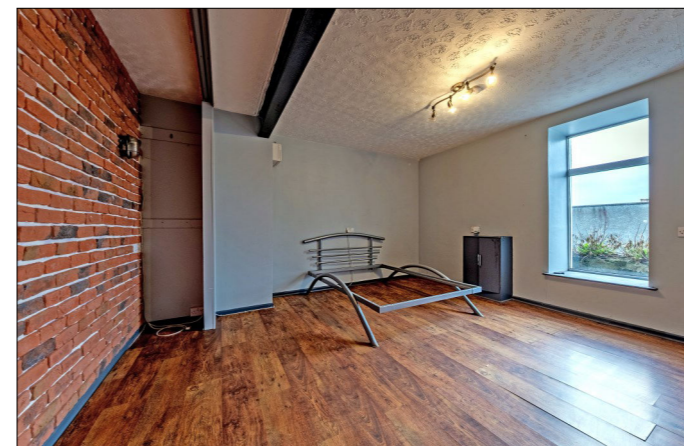
Lounge:

With slate hearth for feature fireplace and laminate wood floor.



Bedroom 1:

With feature exposed brick, wired for wall lighting and laminate wood floor. 13'7 x 12'7



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback, electric shower over bath, extractor fan and laminate wood floor.

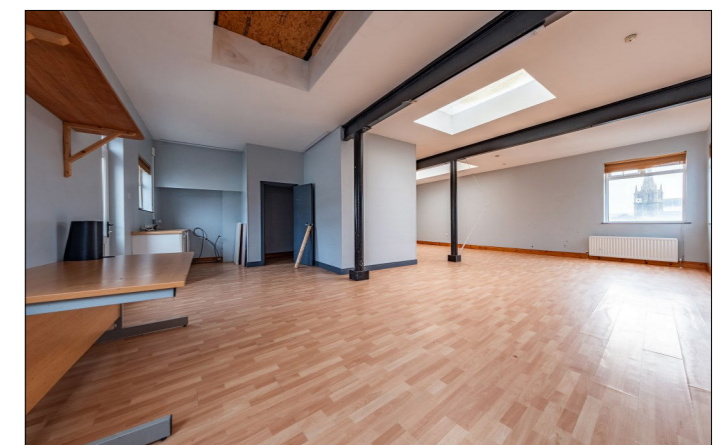
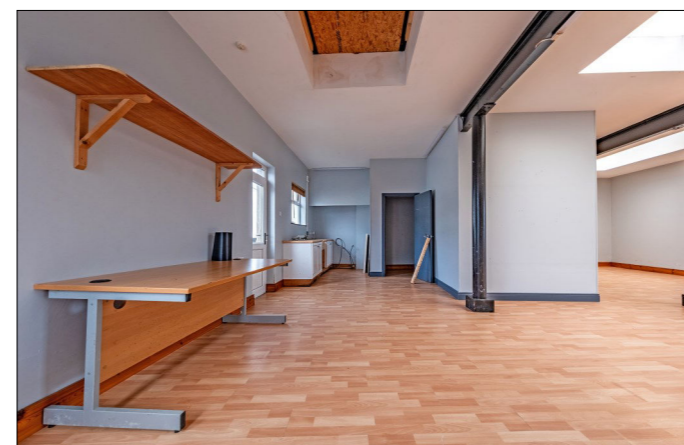
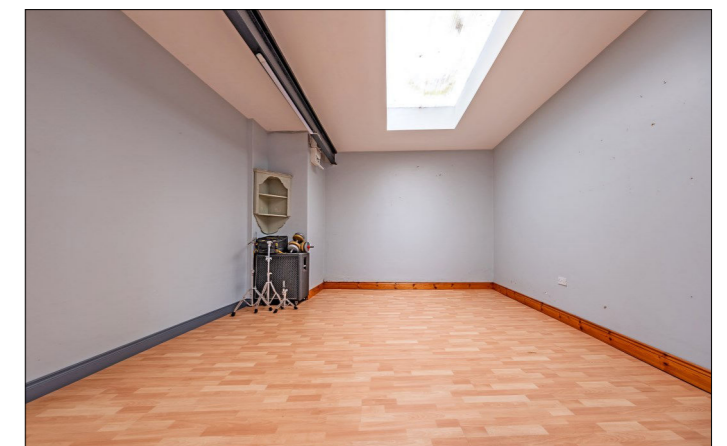
SECOND FLOOR:

Landing:

With laminate wood floor.

Open Plan Lounge Area: 31'6 x 28'5

With laminate wood floor.



Utility Area:

With Belfast sink unit, low level units, plumbed for automatic washing machine, access to fire escape and extractor fan.



SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows & Doors
- ** Loft Style Apartment Over Two Floors In Central Portrush
- ** Possibly Suited For Subdivision Subject To Necessary Consents
- ** Very Central Location Close To All Shops, Cafes, Restaurants & Local Amenities
- ** Agent Is Informed Roof Structure Is Of Sufficient Strength To Carry A Roof Garden

TENURE:

TBC

CAPITAL VALUE:

£290,000 (Rates: £2843.16 p/a approx.)

PLEASE NOTE:

Current owners use the landing space at the top of the fire escape as a sit out barbeque area. We are advised that the railings need works to make compliant.

MAP:

