



32 WEST STRAND AVENUE, PORTRUSH



X 2



X 1



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £249,950

32 WEST STRAND AVENUE, PORTRUSH

This beautifully refurbished ground floor apartment offers modern living at its finest. Comprising two bedrooms, including a master with ensuite, and a stylish family bathroom. The spacious open-plan kitchen seamlessly flows into the living and dining areas, creating an inviting space perfect for both relaxation and entertaining. Situated in a prime location, the development is just a short stroll along the beach to the vibrant town centre, where you can enjoy a variety of attractions, restaurants and entertainment venues.

FEATURES

- Recently refurbished.
- Gas fired central heating system.
- Double glazing in uPVC frames.
- Prime location with access onto the promenade leading into the town and harbour area.

ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £1,029.42

ANNUAL SERVICE CHARGE: £TBC

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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COMMUNAL ENTRANCE

Secure intercom entry; tiled flooring.

ENTRANCE HALL

Tiled flooring; large storage cupboard.

OPEN PLAN KITCHEN, LIVING & DINING

7.83 m x 6.17 m (25'8" x 20'3")

Tiled floor throughout.

KITCHEN

Contemporary fitted kitchen; laminate work surfaces; stainless steel sink; integrated fridge freezer; plumbed for integrated washing machine; electric oven & hob with extractor over.

LIVING & DINING AREA

Recessed fireplace (piped for gas); bay window and door to the front.

BEDROOM 1

4.98 m x 2.52 m (16'4" x 8'3")

Double bedroom to the rear; tiled floor.

ENSUITE

0.92 m x 2.39 m (3'0" x 7'10")

Tiled shower cubicle; vanity unit with wash hand basin; toilet; tiled floor; spot lighting.

BEDROOM 2

3.41 m x 2.20 m (11'2" x 7'3")

Further bedroom to the rear; tiled floor; built in cupboard with gas boiler.

BATHROOM

2.13 m x 2.37 m (7'0" x 7'9")

Panel bath; tiled shower cubicle; vanity unit with wash hand basin; toilet; tiled floor; spot lighting.

EXTERIOR FEATURES

- Access to communal gardens overlooking West Bay and the promenade leading into the town.
- Communal parking to the front of the property.



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PHOTOS



