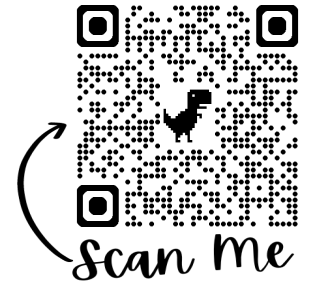


For Sale

Sandy Bank, 864 Seacoast Road, Downhill, Castlerock,
Co Londonderry, BT51 4SD

Offers Over **£499,950**



Property Overview

- Detached House with private parking for up to 4 cars
- 4 Bedrooms, 1 Reception Room
- 2 Bedroom Annex with double garage
- Uninterrupted panoramic Sea and coastline views overlooking Downhill beach and beyond to Donegal
- Within a few minutes walking distance of Downhill beach and only a few miles from Benone beach and tourist complex
- Oil fired central heating with smart heating system
- Part uPVC double glazed windows and part wooden double glazed windows
- uPVC entrance and rear doors
- uPVC gutters and down piping
- Elevated garden overlooking Downhill beach
- Within a short distance to Mussenden Temple
- Some contents may be negotiable by separate negotiation
- Rates: The assessment for the year 2024/2025 is £783.18
- EPC for House - F37/E43
- EPC for Apartment - C75/C75

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ENTRANCE PORCH:

With uPVC entrance door, tiled floor, part pine panelled wall, glass panelled door with glass side panels leading to:

ENTRANCE HALL:

With tiled floor, telephone point, pine staircase.

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BEDROOM 1:

14' 0" x 13' 5" (4.27m x 4.09m) With laminate flooring, television point.

EN-SUITE:

Comprising w.c., wash hand basin, tiled floor, tiled shower cubicle with electric shower fitting, part tiled walls, extractor fan, pine sheeted ceiling.

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BEDROOM 2:
9' 4" x 9' 2" (2.85m x 2.80m) (Max) With laminate flooring.



BEDROOM 4:
9' 1" x 7' 11" (2.77m x 2.42m) With laminate flooring, access to roof space, telephone point.

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REAR HALLWAY:
With tiled floor.



BEDROOM 3:
10' 8" x 10' 6" (3.25m x 3.20m) With laminate flooring.

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UTILITY ROOM:

5' 11" x 5' 11" (1.80m x 1.80m) With tiled floor, eye and low level units, tiled around worktop, stainless steel sink unit, plumbed for washing machine, space for tumble dryer, television point, recess lighting.

CLOAKROOM:

Comprising w.c., wash hand basin, tiled floor.

FIRST FLOOR

LANDING:

With access to roof space, recess lighting, sea views.

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LOUNGE:

17' 9" x 16' 1" (5.40m x 4.90m) (Max) With wooden flooring, television point, cast iron fireplace with decorative inset and tiled hearth, gas fire, views to Downhill beach and Donegal, French doors with glass side panels leading to:

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KITCHEN / DINING AREA:

16' 1" x 11' 6" (4.90m x 3.50m) (Max) With eye and low level units, tiled between units, recess lighting, wooden flooring, integrated gas hob with overhead extractor fan, integrated electric oven, 1 ½ bowl stainless steel sink unit, plumbed for washing machine, television point, concealed lighting.

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SHOWER ROOM:

Comprising w.c., wash hand basin, corner shower cubicle with PVC panelling and electric shower fitting, extractor fan, wooden flooring, recess lighting, heated towel rail, tiled walls.

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EXTERIOR FEATURES:

Stoned parking area enclosed by fencing. Paved area to front with elevated grass area with sea views. Outside lights to front and rear. Boundary wall to front with lighting. Concrete area to side with gated access to rear. Water tap to front.

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ANNEXE WITH DOUBLE GARAGE:



ENTRANCE / UTILITY AREA:

With uPVC entrance door, tiled floor, recess lighting, eye level units, plumbed for washing machine, space for tumble dryer.

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OPEN PLAN LOUNGE / KITCHEN / DINING AREA:
20' 3" x 15' 5" (6.18m x 4.69m) (Max)

LOUNGE / DINING AREA:

With laminate flooring, television point, recess lighting, views to Downhill beach and Donegal.

KITCHEN

With eye and low level units, tiled between units, stainless steel extractor fan, integrated gas hob with stainless steel splashback, integrated electric oven, stainless steel sink unit, space for fridge / freezer, recess lighting.

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HALLWAY:

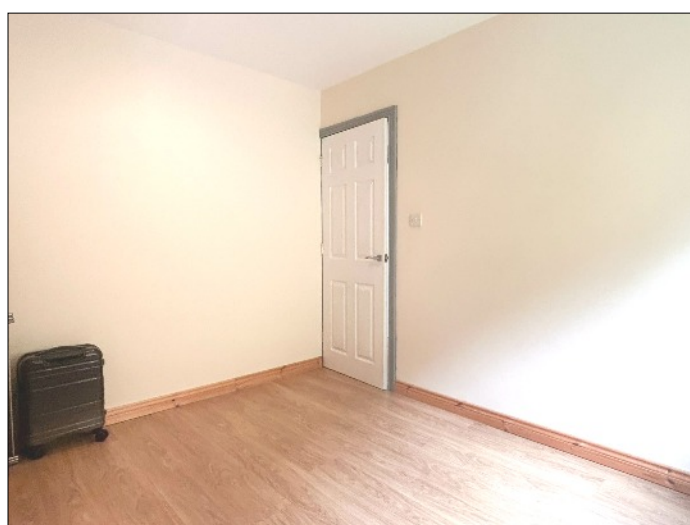
With laminate flooring, access to roof space.



BEDROOM 1:

15' 7" X 9' 7" (4.76M X 2.91M) With laminate flooring, television point, recess lighting, sea views.

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BEDROOM 2:
10' 4" x 8' 8" (3.14m x 2.65m) With laminate flooring, television point, recess lighting.

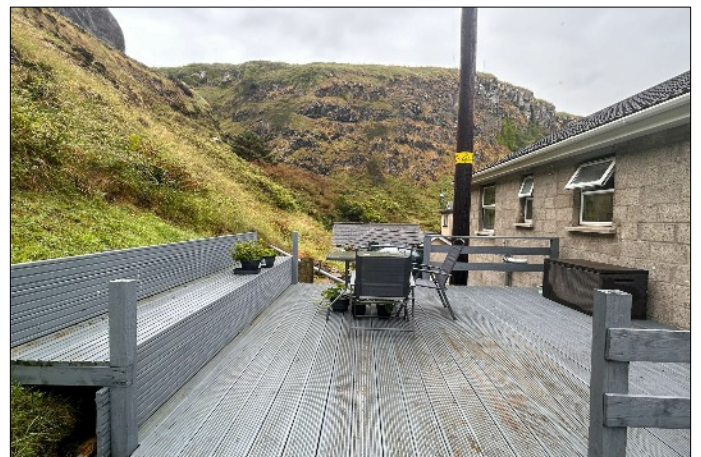
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SHOWER ROOM:

Comprising w.c., wash hand basin with PVC panelling behind, tiled floor, corner shower cubicle with electric shower fitting, heated towel rail, recess lighting, extractor fan.

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EXTERIOR FEATURES:

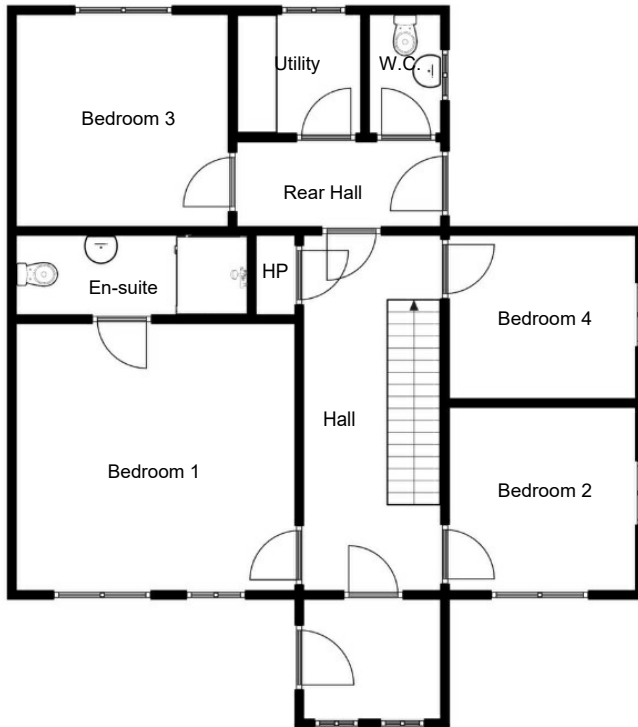
Steps to decking area with seating at entrance.

DOUBLE GARAGE:

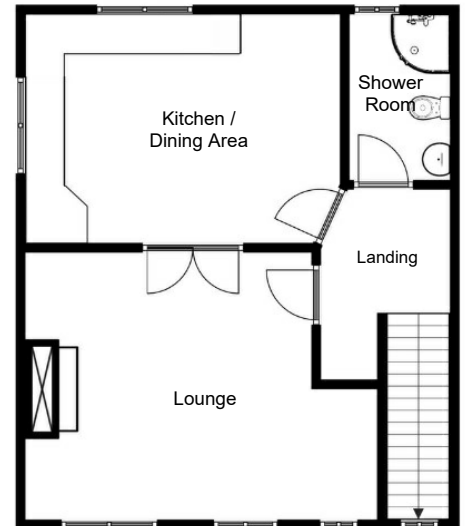
31' 6" x 20' 4" (9.60m x 6.20m) (Max) with electric doors, pedestrian door, power points and lighting, oil boiler.

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FLOOR PLANS



GROUND FLOOR



FIRST 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.

MISREPRESENTATION CLAUSE: McAfee Sales, give notice to anyone who may read these particulars as follows:

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.

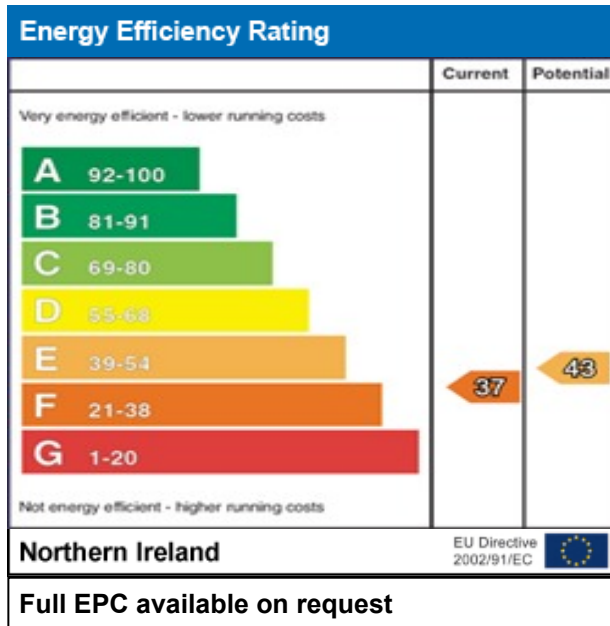
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Property Location:

On entering Downhill along Seacoast Road continue the road around to the left and No. 864 is situated on the left hand side.

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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
coleraine@mcafeeproperties.co.uk

PROPERTY REFERENCE
 COL0263 250724/JM

OUR OFFICE LOCATION



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