

**RODGERS
&
BROWNE**

22b Bridge Road
Helen's Bay, BT19 1TH

offers over £295,000



The Owner's Perspective...

"I've completely fallen in love with Helen's Bay during my time here. It's hard for anyone not to. There are so many highlights about living right in the heart of the village, from the wonderful spa tucked away in the square to the weekly organic market down the end of a country lane. However, for me, it's being moments away from the secret little entrance to the country park where as you walk past the golf course and through the tall trees, you are greeted by the most breathtaking view of the beach below. I will never forget that view. Then, whether rain or shine, whatever time of day, I get to return to the most wonderful little beach cottage and watch the swimmers head down to the ocean and the dog walkers go by. All whilst sitting at my kitchen table. Life is great in Helen's Bay"



76 High Street, Hollywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Living room open to kitchen and dining



The facts you need to know...

Charming, renovated cottage set in the centre of Helen's Bay

Open plan living room

Luxury kitchen finished in solid wood shaker units, durable slab tech worktops and Meile appliances including five ring gas hob, under oven, fridge freezer and silent dishwasher

Two double bedrooms each with feature vaulted ceiling's

Luxury fitted shower room

Timber box sash double glazed windows

New Worcester Bosch Greenstar boiler with remainder of a 10 year warranty

Solid oak doors throughout

Rewired, replumbed and new roof

New radiators, doors/door frames, skirtings and staircase

An ideal lock and leave home

Private parking to the front finished in cobbles

Only minutes from all amenities within Helen's Bay including the train station, beach and golf clubs



Luxury kitchen



Inner hallway and storage

The property comprises...

GROUND FLOOR

Composite front door leading to:

LIVING ROOM OPENING TO LUXURY KITCHEN AND CASUAL DINING

19' 8" x 19' 0" (5.99m x 5.79m)

Limed wide oak effect boards. Staircase leading to first floor finished in painted spindles, handrails and Newel post.

LUXURY KITCHEN

Handcrafted hardwood kitchen finished in shaker units, double inset Belfast style sink, Perrin & Rowe chrome mixer tap, durable slab tech worktops, Miele five ring gas hob, tiled splashback and upstand, extractor canopy above, Wi-Fi enabled Miele Perfect clean under oven, integrated super quiet Hotpoint washing machine, Miele quiet mark certified dishwasher and Miele fridge freezer. Concealed Worcester Bosch greenstar gas boiler, low voltage lighting.

INNER HALLWAY AND STORAGE

12' 5" x 4' 4" (3.78m x 1.32m)

Limed wide oak effect boards, low voltage lighting, two glazed roof lights.



Bedroom one

First Floor

LANDING

Light by double glazed Velux window.

BEDROOM (1)

12' 8" x 10' 5" (3.86m x 3.18m)
c.9 ft 7 ceiling height.

LUXURY SHOWER ROOM

Large walk-in shower cubicle with telephone shower and over drencher, marble effect tiles with tiled shelf, pedestal wash hand basin with mixer tap and tiled splashback, low flush wc, chrome heated towel radiator, large wall mounted mirror with back lighting, low voltage lighting, double glazed Velux window, large, tiled format on the floor.

BEDROOM (2)

12' 9" x 8' 3" (3.89m x 2.51m)
c.9 ft 7 ceiling height. Low voltage lighting.

Outside

Cobbled car parking for one car to the front with slate flagged walkway.

To the rear is a right of access for bins to Helen's Bay Square.



Landing



Luxury shower room



Bedroom two

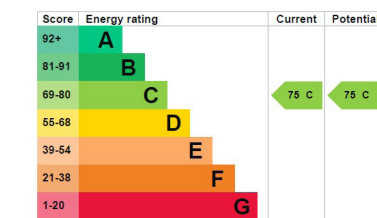


Sitting area to the front

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?		X	
Is there an annual service charge?		X	
Any lease restrictions (no AirBnB etc) ?		X	
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?	X		
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?	X		
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?		X	
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?		X	

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY From 31st October 2024 to 31st March 2025, property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £425,000 if the purchase price is less than £625,000. Please contact your own legal adviser with any queries.

TENURE: Leasehold

RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2025/2026 £1239.94

VIEWING: By appointment with **RODGERS & BROWNE**.

Location

Travelling down Craigdarragh Road turn right into Bridge Road, continue past Helen's Bay Square and No 22b is on your right.



Total Area: 72.0 m²

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&
BROWNE**

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76 High Street,
Holywood, BT18 9AE
T (028) 9042 1414
F (028) 9042 1400

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



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