

# RODGERS & BROWNE



7 Sheridan Drive, Fort Road  
Helen's Bay, BT19 1LB

*offers around £495,000*



## *The Agent's Perspective...*

*"This is a charming detached chalet bungalow with real 'chocolate box' appeal. Located in one of Helen's Bay's most exclusive addresses and surrounded by screened, mature gardens, the house is sure to attract widespread interest.*

*Although extended, the house will require some updating and so offers an opportunity to create something to personal taste and style.*

*There are some Lough views and there is also access via footpath in the corner of Sheridan Drive to the coastal path."*



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Drawing room



Entrance hall

*The facts you need to know...*

Particular charming, detached cottage style home

Real 'chocolate box' appeal

Three bedrooms, two reception room

Lovely, mature garden - private to rear - site c.0.3 acre in total

Some Lough views

Detached garage

uPVC double glazing

Oil fired central heating

Approximately 250 yards from coastal path and seashore via public footpath

Tremendous opportunity to adapt and renovate to personal taste and needs

Exclusive address in the much sought after village of Helen's Bay

Train station and dual carriageway access to Belfast

Picturesque Helen's Bay beach, golf course and Country Park nearby



Kitchen



Dining room



Bedroom three or study

*The property comprises...*

**GROUND FLOOR**

**OPEN PORCH:** Quarry tiled floor. Composite multi locking front door.

**ENTRANCE HALL:** Plate rack.

**CLOAKROOM:** Fully tiled shower cubicle with thermostatically controlled shower unit, low flush wc, pedestal wash hand basin, quarry tiled floor.

**DRAWING ROOM:** 16' 6" x 10' 6" (5.03m x 3.2m) Plus 12' 6" x 10' 3" (3.81m x 3.12m) Brick fireplace in recess, tiled hearth. uPVC double glazed door to semi circular patio. Bifold doors to:

**DINING ROOM:** 16' 0" x 16' 0" (4.88m x 4.88m) Recessed lighting, uPVC double glazed French doors to patio and garden.

**KITCHEN:** 15' 6" x 9' 9" (maximum) (4.72m x 2.97m) Range of high and low level cupboards, laminate worktops, single drainer stainless steel sink unit with mixer tap, eye level oven, four ring stainless steel hob, cooker canopy, tiled walls, tiled floor, plumbed for dishwasher, storage understairs. uPVC double glazed door to enclosed yard.

**BEDROOM (3) OR STUDY:** 12' 2" x 10' 3" (3.71m x 3.12m)



Bedroom one

Central staircase to:

**FIRST FLOOR**

**BEDROOM (1): 11' 9" x 11' 0"** (3.58m x 3.35m) Dormer window, twin built-in wardrobes, access to eaves storage. Lough views to Carrickfergus.

**BEDROOM (2): 11' 0" x 10' 6"** (3.35m x 3.2m) Dormer window, built-in wardrobes, access to eaves storage.

**SHOWER ROOM: 6' 0" x 5' 0"** (1.83m x 1.52m) Vanity wash hand basin with mixer tap, tiled floor, fully tiled walls, fully tiled corner shower cubicle, Aqualisa thermostatically controlled shower unit, recessed lighting, Separate low flush wc, half tiled walls.

**LANDING:** Hotpress with lagged copper cylinder, Willis water heater.

**OUTSIDE**

**GARAGE: 20' 9" x 10' 6"** (6.32m x 3.2m) Up and over door. Light.

Tarmac driveway and parking or turning space. Auto flood lighting.

Enclosed yard.

**UTILITY ROOM: 7' 3" x 6' 6"** (2.21m x 1.98m) 'Belfast' sink. Plumbed for washing machine, space for freezer. Light and power. uPVC oil tank.

**BOILER HOUSE** Condensing oil fired central heating BOILER.

Lovely, mature gardens to front and private to rear in lawns, flowerbeds, shrubs, mature trees and hedges, tiled semi circular patio.



Shower room



Bedroom two



Rear garden



Rear garden

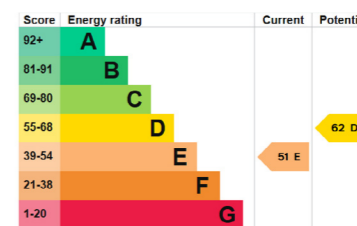
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

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

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	MAINS - VARIETY OF SUPPLIERS
Mains gas	MAINS - VARIETY OF SUPPLIERS
LPG	N/A
Mains water	YES
Cable TV or satellite	VARIETY OF SUPPLIERS
Telephone	LIMITED COVERAGE - USE WIFI
Broadband and speed	DOWNLOAD 1800 Mbps UPLOAD 1000 Mbps

ENERGY EFFICIENCY RATING (EPC)



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.

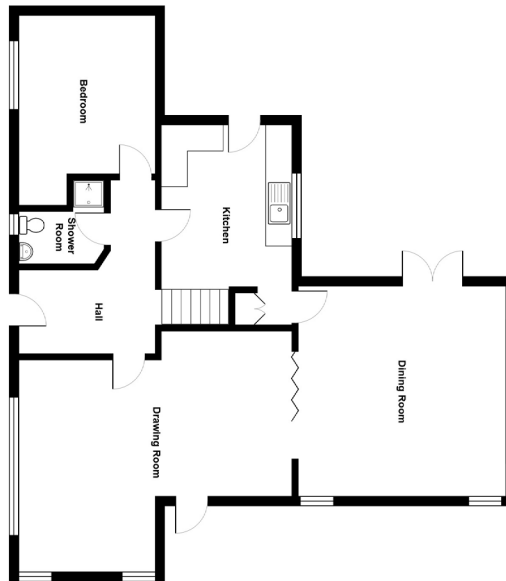
**TENURE:** TBC

**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.

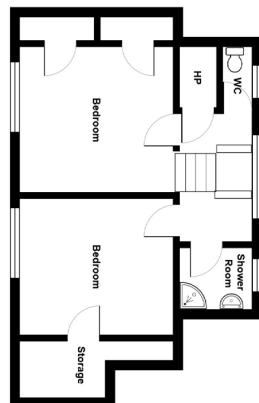
The assessment for the year 2025/2026 TBC

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

*Location: Sheridan Drive is a 'horseshoe' running off and back to Fort Road - just before the beach.*



Total Area: 137.3 m<sup>2</sup> ... 1478 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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