

**'Seabright',
5 Shore Road,
Rostrevor, Newry, BT34 3EQ**

RS.23.124



Guide Price £425,000



**SCAN FOR MORE
INFORMATION**



Property Description

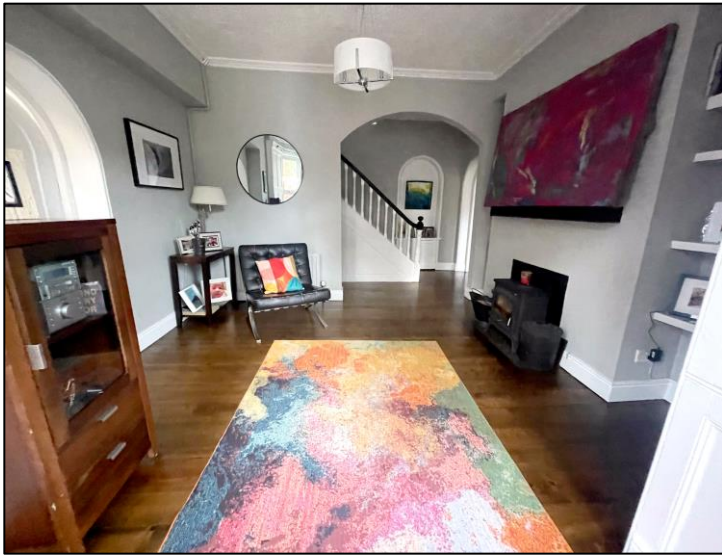
New to the market, this five bedroom detached family residence is full of character and historic charm. Situated in the heart of Rostrevor village, this exceptional home benefits from being located within close proximity to local primary schools, bus stops, pubs and restaurants and only a 5 minute walk to the scenic Carlingford Lough shore line and Kilbroney Forest Park. 'Seabright' is a period property dating back to c.1870, built and resided in by the Earl of Kilmorey, and was one of the first to be built on the 'new' Shore Road in Rostrevor. The Earl of Kilmorey was one of several notable occupants, in addition to renowned artist Patric Stevenson (previous president of the Royal Ulster Academy) who entertained guests such as Sir Stanley Spencer who painted the famous 'Potato Patch', Rostrevor. Seabright served for a time as an Aparthotel, housing guests from across the globe, before becoming an art gallery in the early 1990s.

The property has since had sympathetic refurbishment to create the more modern living areas that exist within the home today, all while maintaining the periodic charm of it's time. Characteristic features include Victorian archways, high ceilings, three-sided bay windows, panelled window shutters, stained glass & attractive coving. The spacious garden has allowed the current owners to be granted planning permission for a single-storey extension, offering potential purchasers the opportunity to further modernise and extend the existing kitchen/living area. There is also a garden room externally, which offers the added benefit of being used as an office space for those working from home.

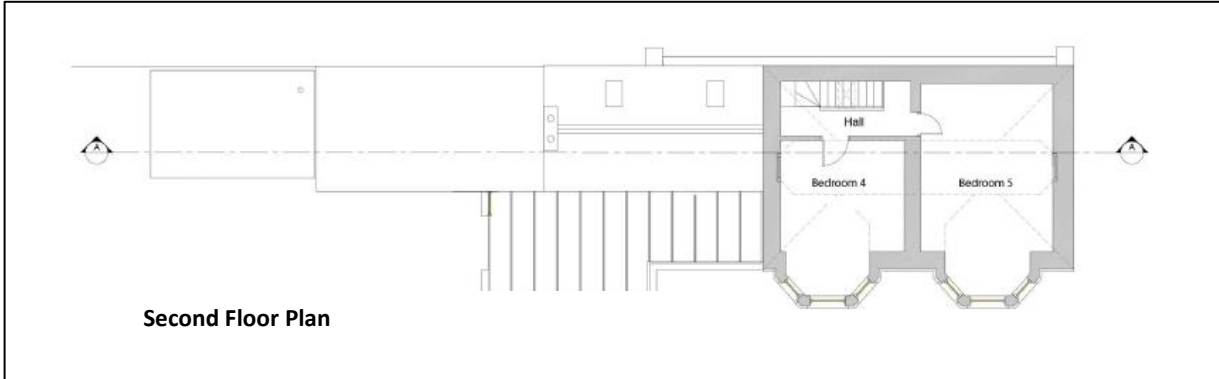
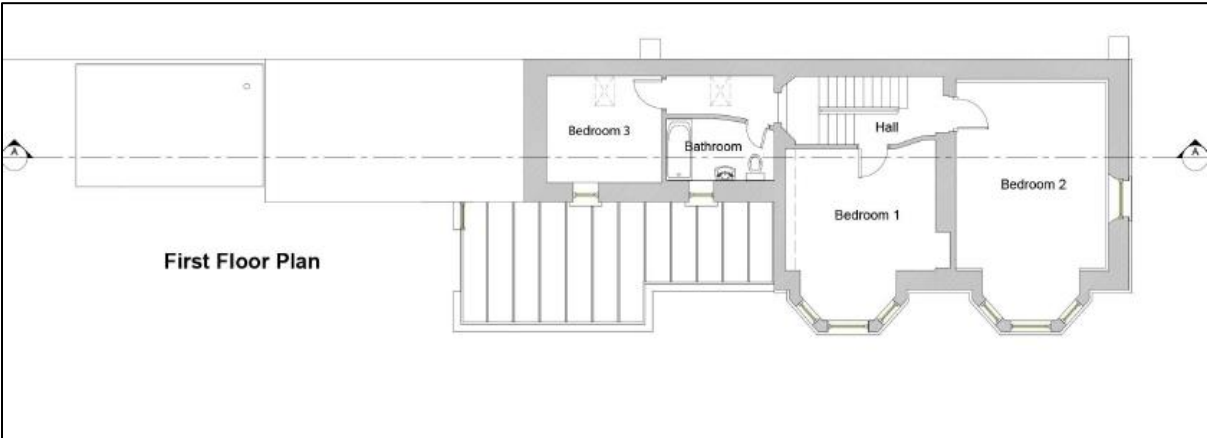
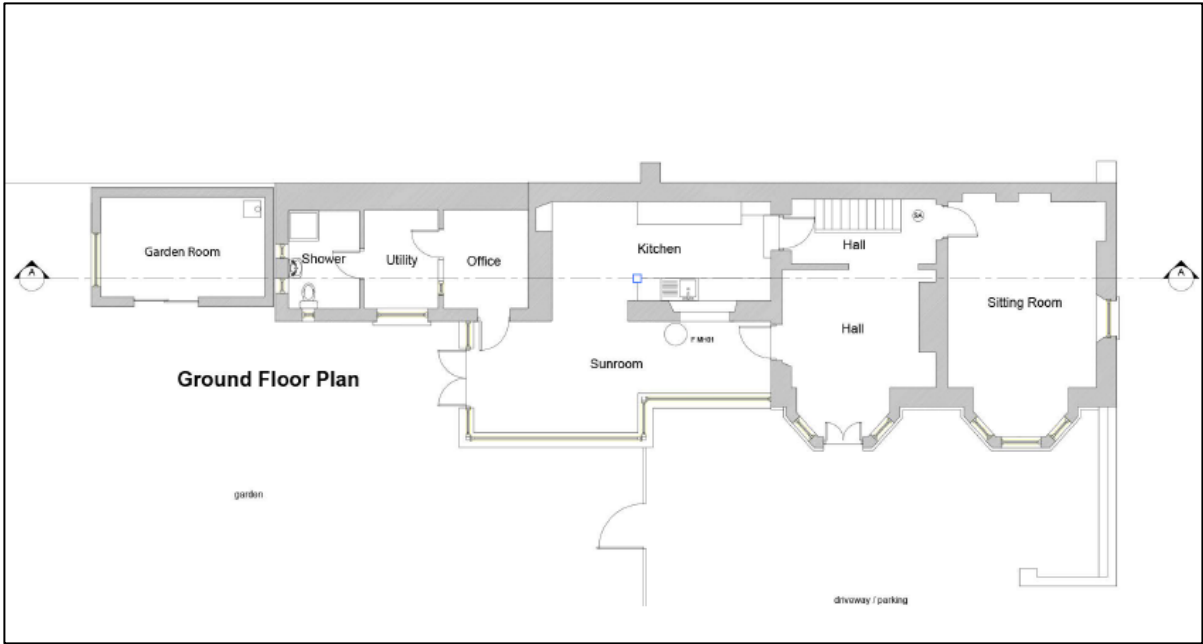
This is a rare opportunity to buy a detached period property with such privacy, garden space, and private parking, all while residing in the heart of Rostrevor village.

- Detached Family Home
- Situated in the Heart of Rostrevor
- Five Bedroom Period Property
- Private Parking
- Fully Enclosed Private Walled Garden
- Planning Permission Granted for Single Storey Extension
- Tranquil Views of the Mourne Mountains
- Only 5 minutes' walk to Carlingford Lough Shore & Kilbroney Forest Park
- Spanning approx. 2,432 sq ft





Floor Plan







Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	54 E
21-38	F		
1-20	G		

Viewing:

By appointment only

Our Office is Open 6 days a week

Monday, Wednesday & Thursday

09:00 – 17:30

Tuesday

09:00 – 19:30

Friday

09:00 – 17:00

Saturday

09:00 – 12 noon

Rates

£1,848 *subject to change

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

We reserve the right to conclude the sale of this property via the "Best and Final Offers" process. For more information please speak to an agent.

REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

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with Bolster



34 Church Street, Warrenpoint
BT34 3HN, N. Ireland



Tel: 028 4175 4522
info@bestpropertyservices.com
bestpropertyservices.com