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ESTATE AGENTS &  
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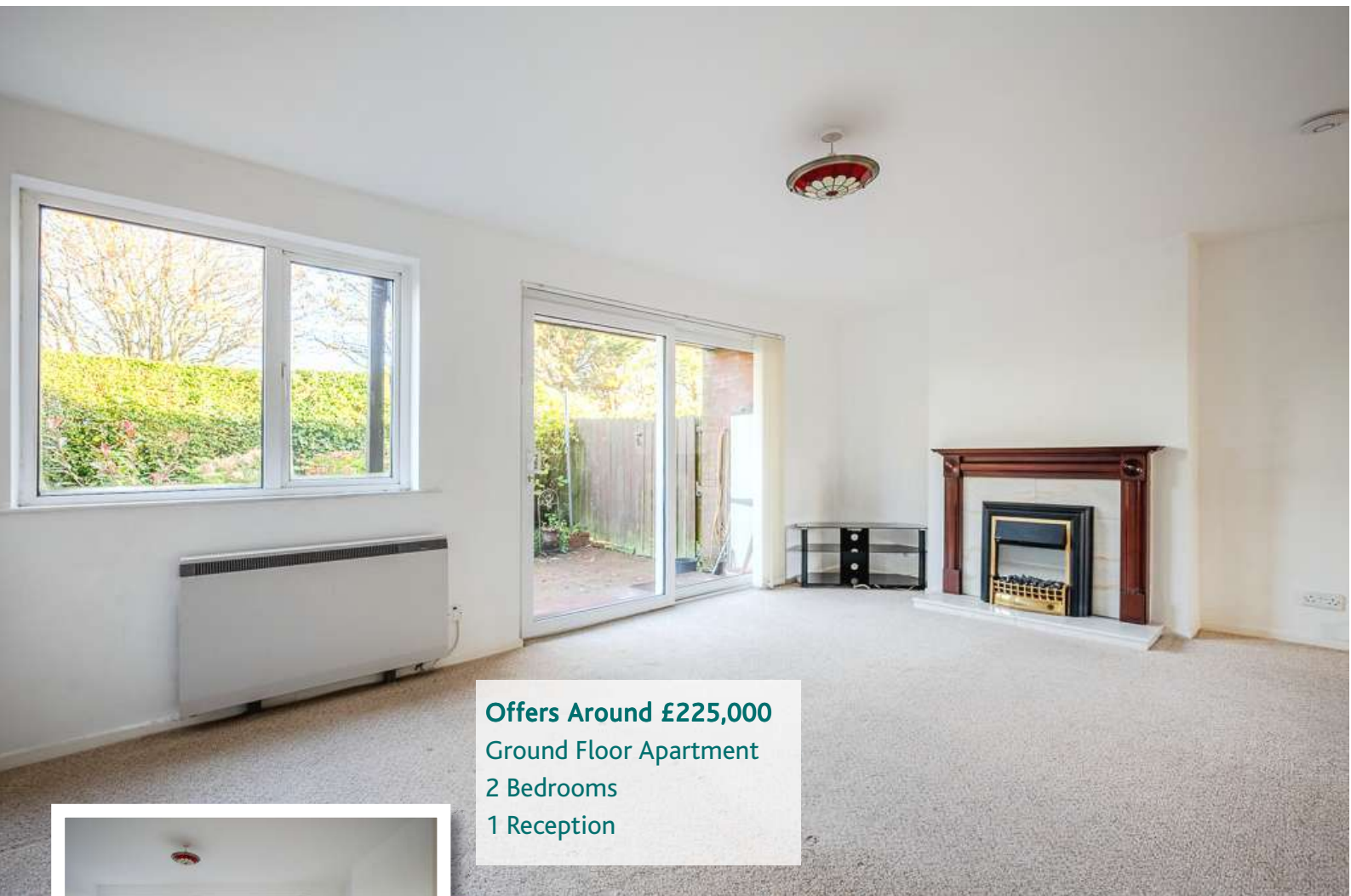
**4 SEAPARK COURT | Hollywood**  
**OFFERS AROUND £225,000**

**Scan for Property Details  
and to Arrange a Viewing**



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**Offers Around £225,000**  
Ground Floor Apartment  
2 Bedrooms  
1 Reception

## Property Features

- Superb Example of Ground Floor Apartment Living with its Own Private Rear Garden
- Beautifully Presented Throughout
- Bright and Spacious Accommodation
- Generous Lounge/Dining Room with Sliding Patio Doors to Private Rear Garden
- Two Double Bedrooms
- Main Bedroom with Built-in Wardrobes
- Shower Room with Double Shower Cubicle and White Suite
- Bespoke Fitted Kitchen with Integrated Appliances
- Double Glazed with Composite Front Door
- Economy 7 Heating
- Direct Access to Seapark's Sandy Beach and National Trust Coastal Path
- Walking Distance of Hollywood Town Centre
- Ease of Access for the Commuter via Main Arterial Routes and Hollywood Railway Halt
- Rare Opportunity Not to be Missed
- Ultrafast Broadband Available



# Accommodation

## Ground Floor

Composite Front Door with Double Glaze Leaded Inset

Reception Porch

Reception Hall

"

## Ground Floor

Lounge/Dining Room Open to Kitchen  
30'2" x 17'5"

Bedroom One  
11'10" x 9'10"

Bedroom Two  
11'6" x 9'2"

Shower Room

## Outside

Resident and Visitor Parking to Front

Enclosed Paved Courtyard with Mature Shrubs and Planting.

For more information and photographs regarding the accommodation in this property, please visit:

[johnminnis.co.uk](http://johnminnis.co.uk)



"Seapark Court is the only apartment development within Seapark, one of Holywood's most popular residential locations. The location provides excellent convenience to the city commuter via both road and rail. Holywood town centre is easily accessed and within walking distance via the sandy beach and tow path. The coastal path stretches nine miles to Bangor. Within Seapark there is year round sporting activity at Seapark Recreational Grounds providing cricket pitches, football pitches and bowling green."



# Directions

From Holywood, along the main Belfast to Bangor dual carriageway in the direction of Bangor, after passing Holywood turn immediately left into Seapark. Continue under the railway bridge. Seapark Court is second on the left hand side.



## Viewing

By appointment through agent.

## Free Valuation

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## Awards & Recognition



THE SUNDAY TIMES  
THE IRISH TIMES

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(01 - 20) <b>G</b>		
Not energy efficient - higher running costs		
	70	80