

RODGERS & BROWNE



22 Grey Point
Helen's Bay, BT19 1LE

offers over £450,000

SALE AGREED



The Agent's Perspective...

"A unique opportunity to purchase a modern home designed by the renowned 'Des Ewing Architects' in the heart of the much sought after Helen's Bay village.

The property boasts an elevated site which provides stunning sea views matched with well-designed accommodation.

An ideal property for either a family wanting to move to the area and take advantage of the sea air or those who live within Helen's Bay and wish to downsize to a home with a lock and leave appeal"



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Sunroom



Sunroom open to dining/kitchen



Drawing room

The facts you need to know...

Stunning semi detached house designed by the renowned architect Des Ewing

The property is set on an elevated site which boasts superb sea views

Deceptively spacious and extending to c1,680 sq ft with a ground floor ceiling height of 9 ft and 9'10" ft to the first floor (at highest peak)

Drawing room with open fireplace and glazed door to the hallway

Modern kitchen including a feature gas fired Aga and opening to a large sunroom with superb views of the Irish Sea

Three bedrooms, main bedroom with ensuite shower room, sea views and balcony

Mobility access shower room

Gas fired central heating, underfloor heating downstairs

Sliding sash uPVC double glazing

Extensive composite decking area with glass balustrades and stunning sea views

Ample parking to the front of the house for three cars

Only a minutes' walk to the Ulster Way, Helen's Bay beach Helen's Bay Square, Train Station and Helen's Bay Golf Club



Kitchen



Dining area



Kitchen open to dining area



Balcony

The property comprises...

GROUND FLOOR

Panelled door with fan light and side light to:

ENTRANCE HALL

Staircase leading to first floor, painted spindles and oak handrail, ceramic tiled floor, open hanging space.

CLOAKROOM

Low flush wc, corner wash hand basin with mixer tap and splashback, cabinet below, ceramic tiled floor.

DRAWING ROOM

18' 8" x 13' 2" (5.69m x 4.01m)

Open fireplace with tiled hearth and pine over mantle, built-in book shelving, double glazed doors and side light to:

KITCHEN OPENING TO DINING ROOM

23' 9" x 13' 7" (7.24m x 4.14m)

Extensive range of high and low level shaker style units, feature red gas fired Aga, Neff built-in oven, composite worktops, one and a half sink unit with mixer tap, plumbed for washing machine, under unit lighting, ceramic tiled floor, space for fridge freezer, low voltage lighting, sea views, archway to:

SUNROOM

15' 10" x 13' 11" (4.83m x 4.24m)

Stunning views of the Irish Sea, Helens Bay beach and Golf course. Ceramic tiled floor, low voltage lighting, French doors to balcony.



Main bedroom

First Floor

BRIGHT LANDING

Double glazed window with sea views, access to roofspace, hotpress with gas boiler.

MAIN BEDROOM

15' 0" x 13' 8" (4.57m x 4.17m) Including extensive range of built-in wardrobes and open shelving. Stunning sea views, double glazed doors to balcony with glass panels and composite decking.

ENSUITE SHOWER ROOM

Double shower cubicle with Mira electric power shower, wash hand basin with mixer tap and cabinet below, low flush wc, chrome heated towel radiator, ceramic tiled floor, part tiled walls, low voltage lighting, extractor fan.

BEDROOM (2)

15' 0" x 11' 6" (4.57m x 3.51m)
Vaulted ceiling. Including built-in wardrobes.

BEDROOM (3)

11' 11" x 8' 0" (3.63m x 2.44m)

SHOWER ROOM

Mobility shower cubicle with thermostatically controlled shower unit, low flush wc, half pedestal wash hand basin with mixer tap, ceramic tiled floor, part tiled walls, chrome heated towel radiator.

Outside

Extensive composite decked area with glass balustrades offering stunning sea views, steps leading to an enclosed grassed area and a shed.

Tarmac driveway with parking for three cars with wooden entrance gates.



Ensuite shower room



Bedroom two



Shower room with easy access shower



Bedroom three

Additional information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site rogersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



From 23rd September 2022 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 3% override will still apply. Homes sold in excess of £250,000 will pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000.

Please contact your own legal adviser with any queries.

TENURE

Freehold

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.

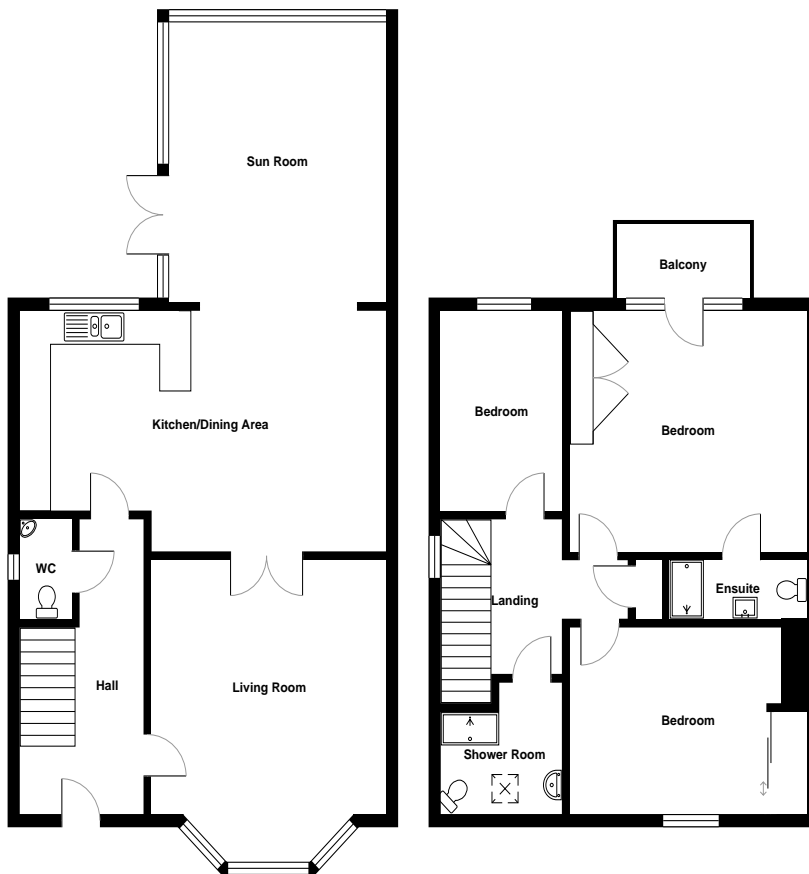
The assessment for the year 2024/2025 is c. £2,613.60.

VIEWING

By appointment with **RODGERS & BROWNE**.

Location

Travelling from Helen's Bay Square continue down Church Road, continue around the bend into Fort Road, Grey Point will be on your right and No 22 is 50 yards on your right.



Total Area: 156.1 m² ... 1680 ft² (excluding balcony)
All measurements are approximate and for display purposes only



Sales
Lettings
Property Management

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