

# RODGERS & BROWNE

## SALE AGREED



15 Seahill Road  
Holywood, BT18 0DA

offers around £415,000



### *The Owner's Perspective...*

*"We moved into 15 Seahill Road six years ago, shortly after the build was completed and were highly impressed with the standard and quality of the finish.*

*Our favourite room is the spacious family living room, which has been perfect for entertaining friends and family. During the warmer weather it is great to sit out on the patio.*

*With a young family we have benefitted greatly from being within a short walking distance of a private nursery and primary school. We have also enjoyed the easy access to transport links and proximity to the scenic coastal path.*

*Due to the heartwarming sense of community Seahill offers, we have made wonderful friends and will be sad to leave."*

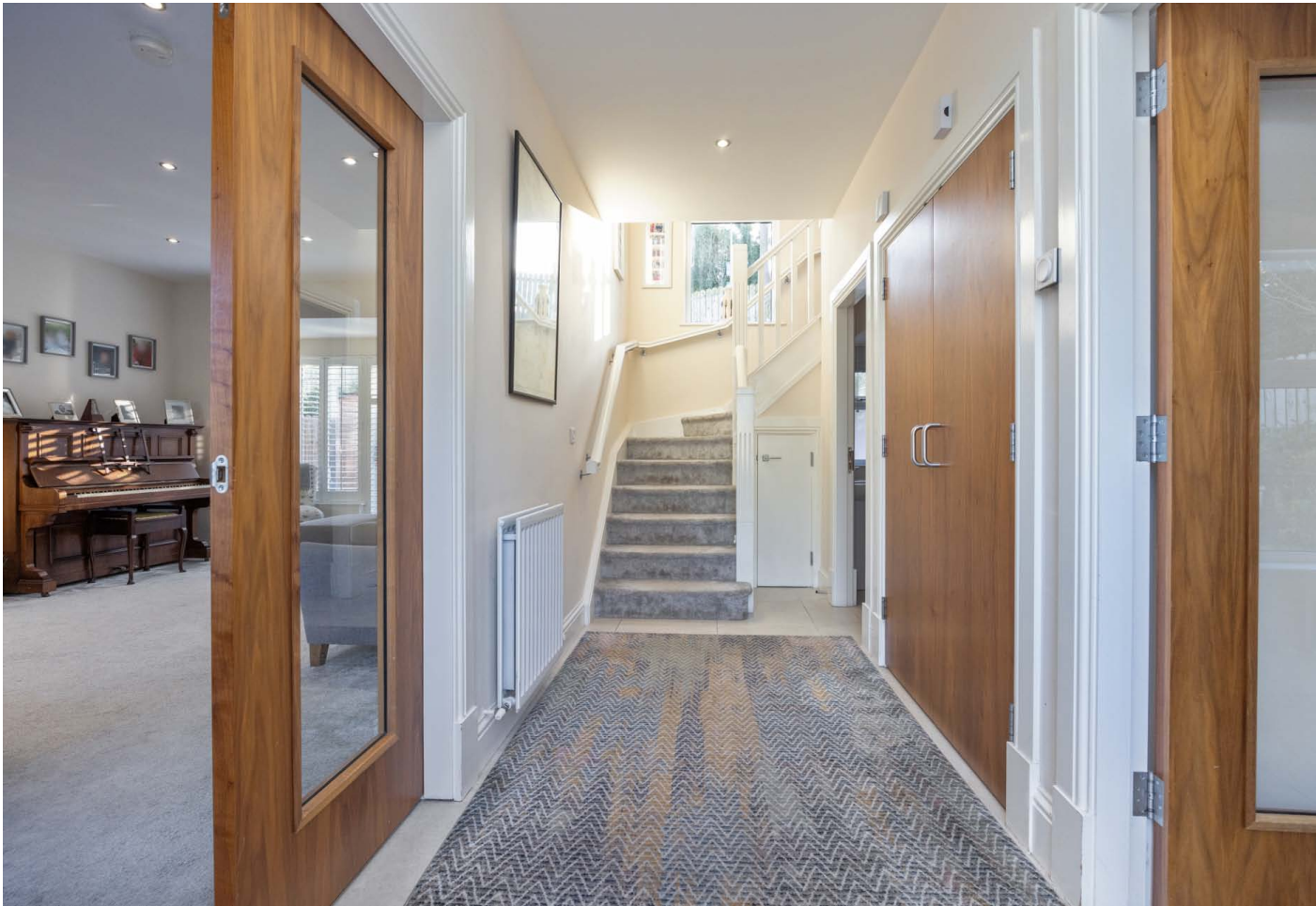


76 High Street, Holywood, BT18 9AE

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Entrance hall



Drawing room



Drawing room

### *The facts you need to know...*

Fabulous, detached family home set within the much renowned and sought after location of Seahill

Designed by the renowned Coogan & Co Architects

Bright and spacious throughout with a great use of space

Drawing room with dual aspect, access to the garden and a contemporary wall mounted gas fire with recessed space for a TV

Beautiful kitchen with integrated appliances, quartz worktop with breakfast bar area opening to a casual dining and sitting area, concealed utility cupboard

Four well proportioned bedrooms, main with ensuite shower room

Gas fired central heating

PVC double glazing

Landscaped garden to the rear in Astroturf with a raised patio area and mature bedding

Intruder alarm

Remainder of NHBC warranty still in place

Tarmac driveway with parking for two cars

Only minutes from Glencraig Primary School, Rockport, the costal path and Seahill train halt

Main arterial routes are on the doorstep leading to Belfast City and The George Best City Airport





Kitchen open to casual dining and sitting area



## *The property comprises...*

### **GROUND FLOOR**

PVC double glazed door with fan light leading to:

### **SPACIOUS ENTRANCE HALL**

Staircase leading to the first floor. Double doors to cloaks cupboard, ceramic tiled floor.

### **CLOAKROOM**

Low flush wc, pedestal wash hand basin, ceramic tiled floor, extractor fan, low voltage lighting.

### **DRAWING ROOM**

22' 9" x 14' 6" (6.93m x 4.42m)

Contemporary wall mounted gas fire, low voltage lighting, Plantation blinds, sliding doors to rear.

### **KITCHEN OPEN TO CASUAL DINING AND SITTING AREA**

19' 4" x 11' 6" (5.89m x 3.51m)

Extensive range of high and low level cupboards finished in a shaker style, quartz worktop and upstands, four ring Bosch gas hob with quartz splashback, extractor over, Bosch under oven, integrated fridge and freezer, integrated dishwasher, one and a half inset sink unit and mixer tap, wine rack, breakfast bar. Utility cupboard which is plumbed for washing machine, space for tumble dryer, laminate worktop, ceramic tiled floor, sliding doors leading to garden area.





Main bedroom

First Floor

LANDING

Slingsby style ladder to floored roofspace. Double doors to Hotpress, insulated pressurised tank and shelving.

MAIN BEDROOM

14' 6" x 10' 8" (4.42m x 3.25m)

ENSUITE SHOWER ROOM

Double shower cubicle with thermostatically controlled shower unit, over drencher and telephone shower, low flush wc, wall mounted sink unit and mixer tap with drawers, feature tiled splashback, ceramic tiled floor, heated towel radiator, low voltage lighting.

BEDROOM (2)

12' 5" x 10' 1" (3.78m x 3.07m)

BEDROOM (3)

11' 7" x 8' 9" (3.53m x 2.67m)

BEDROOM (4)

10' 10" x 8' 4" (at widest points) (3.3m x 2.54m)

BATHROOM

7' 3" x 6' 9" (2.21m x 2.06m)

White suite comprising shower bath, curved shower screen, mixer tap, thermostatically controlled shower unit, low flush wc, wall mounted sink unit with cabinets below, mixer tap, tiled splashback, ceramic tiled floor, part tiled walls, chrome heated towel radiator.

Outside

Landscaped rear garden laid in an Astroturf area, raised patio surrounded by flowerbeds with mature shrubs.

Two outside taps. Flagged pathways.

Tarmac driveway with parking for two cars.



Bedroom 2



Bedroom 3



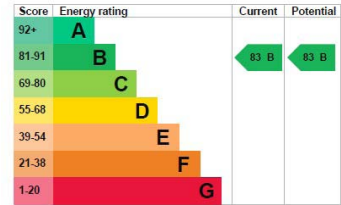
Bathroom



Bedroom 4

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	

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:

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.

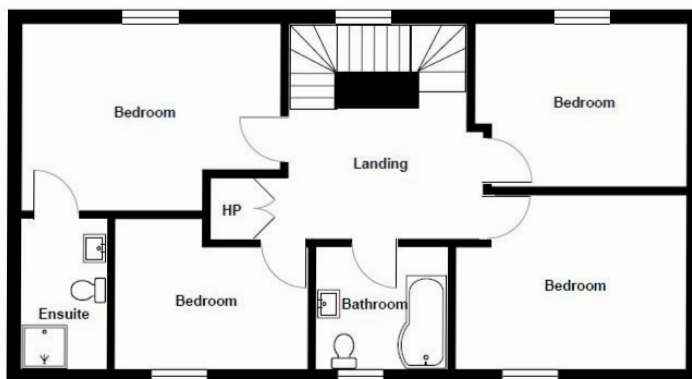
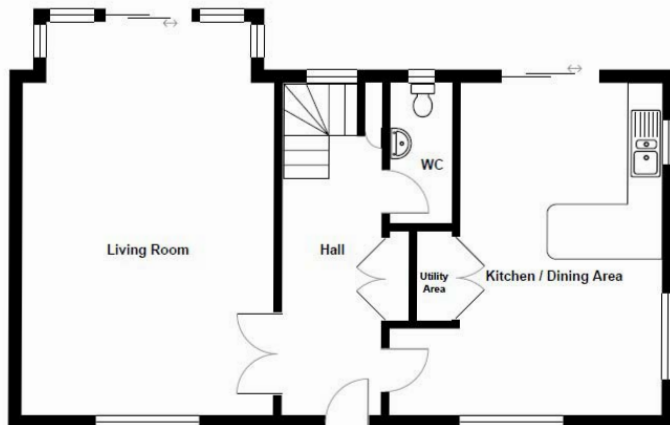
The assessment for the year 2025/2026 £2,192.88

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



## Location

Travelling from Hollywood town along the Bangor dual carriageway turn left into Seahill Road then your first main left onto the continuation of Seahill Road and No 15 will be on your right hand side.



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### Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.

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