

RODGERS & BROWNE



20 Sheridan Drive
Helen's Bay, BT19 1LB

offers around £675,000



The Agent's Perspective...

"Helen's Bay has been an aspirational place to live for many years. Its proximity to the seashore, golf club and country park being some of its attractions. Within the village, Sheridan Drive has some of the most desirable and exclusive homes.

Set off by beautifully landscaped, mature gardens this detached chalet bungalow has spacious accommodation with a flexible layout to suit most needs.

A comfortable drawing room, sizeable dining room and kitchen large enough to eat in are balanced by three or four bedrooms two of which are ensuite.



With Lough views and such a prestigious address this attractive home is one to appeal to both families and those considering retirement. Telephone for a private appointment today".

76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Dining room with doors out to lovely gardens



Drawing room



One of two cloakrooms



Reception hall

The facts you need to know...

Four bedrooms, two ensembles

Two reception rooms

Kitchen with space to dine and separate utility room

Double glazing

Gas fired central heating

Lovely Lough views

Beautiful, colourful, landscaped, mature gardens

Exclusive Helen's Bay address

Detached garage with electric roller door and workshop to rear

Tarmac driveway and parking for several cars

Spacious interior with flexibility to suit most requirements

Close to Helen's Bay, coastal path and Country Park walks

Convenient to Belfast by dual carriageway or by train



Oak kitchen with space to dine



Breakfast / dining area



Utility room

The property comprises...

GROUND FLOOR

Archway to covered:

ENTRANCE PORCH: Quarry tiled floor. Glass front door to:

ENTRANCE HALL: Cloakroom comprising low flush wc, wash hand basin, half tiled walls.

DRAWING ROOM: 19' 0" x 15' 0" (5.79m x 4.57m) Tiled fireplace and hearth, hardwood surround, Lough views, coved ceiling, double sliding doors to:

DINING ROOM: 17' 6" x 11' 3" (5.33m x 3.43m) Coved ceiling, sliding double glazed doors to patio and rear garden, glass door to:

KITCHEN: 17' 6" x 15' 0" (approximately) (5.33m x 4.57m) Extensive range of oak high and low level cupboards, laminate worktops, inset one and a half tub single drainer stainless steel sink unit, Neff double oven, four ring ceramic hob, cooker canopy, recessed lighting, integrated fridge, part tiled walls, space for breakfast table and chairs.

UTILITY ROOM: 12' 0" x 6' 9" (3.66m x 2.06m) Built-in cupboards, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, tiled floor, glass door to patio and garden.

REAR HALLWAY: Walk-in cloakroom, hanging space and timber shelving, recessed lighting.

BEDROOM (1): 14' 5" x 14' 3" (4.39m x 4.34m) Including extensive range of built-in wardrobes. Lough views. Archway to:

DRESSING AREA Built-in cupboards.

ENSUITE BATHROOM: 12' 9" x 7' 3" (3.89m x 2.21m) Panelled bath with mixer tap, low flush wc, vanity unit with wash hand basin and mixer tap, part tiled walls, fully tiled corner shower cubicle, extractor fan, recessed lighting, heated towel radiator.

BEDROOM (2): 14' 6" x 11' 3" (4.42m x 3.43m) Coved ceiling, views into rear garden.

ENSUITE SHOWER ROOM: 8' 0" x 7' 3" (2.44m x 2.21m) Low flush wc, floating wash hand basin, fully tiled corner shower cubicle with Mira Advantage shower, extractor fan.

BEDROOM (3): 12' 3" x 11' 0" (3.73m x 3.35m) Plus extensive range of built-in wardrobes and display/bookcase shelving, Lough views.

CLOAKROOM: Low flush wc, floating wash hand basin, recessed lighting.



Bedroom (1) with extensive built in robes and en suite dressing area and bathroom

Staircase with painted spindles and hardwood handrail to:

FIRST FLOOR

LIVING OR BEDROOM (4) 22' 8" x 11' 6" (6.91m x 3.51m) **Plus 9'9" x 6'9"** (2.97m x 2.06m) Storage into eaves. Beautiful Lough views.

LANDING: Built-in shelved storage and hanging space with access to eaves storage. Door to:

FLOORED ROOFSPACE 20' 6" x 9' 6" (6.25m x 2.9m) **and 23' x 8'6"** (7.01m x 2.59m) Plus built-in cupboards, light. Possible further development potential (subject to permissions) as bedroom, dressing area and en suite.

OUTSIDE

BOILER ROOM Worcester gas fired central heating boiler.

TOOL STORE/WORKSHOP 11' 9" x 11' 0" (maximum) (3.58m x 3.35m) Light and power.

DETACHED GARAGE: 17' 9" x 16' 9" (5.41m x 5.11m) Light and power, electric roller door.

Tarmac driveway, parking and turning space.

Beautiful, landscaped gardens to front and enclosed to rear in lawns, flowerbeds, borders, hedges and mature shrubs. Sandstone paths and patio.

TIMBER SUMMER HOUSE



Bedroom (1) en suite with bath and shower



Bedroom (2)



Bedroom (2) en suite shower room



First floor living room or bedroom (4) with lovely Lough views

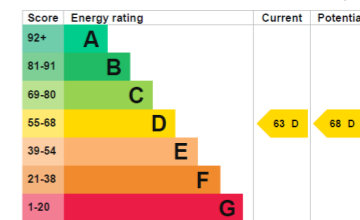
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	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
Mobile Telephone	LIMITED COVERAGE
Broadband and speed	UP TO 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: Leasehold - Ground rent £42.00 per annum

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.£3,654.80

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

Location

Sheridan Drive is an exclusive and much admired 'horse shoe' running off and back onto Fort Road



Sales
Lettings
Property Management

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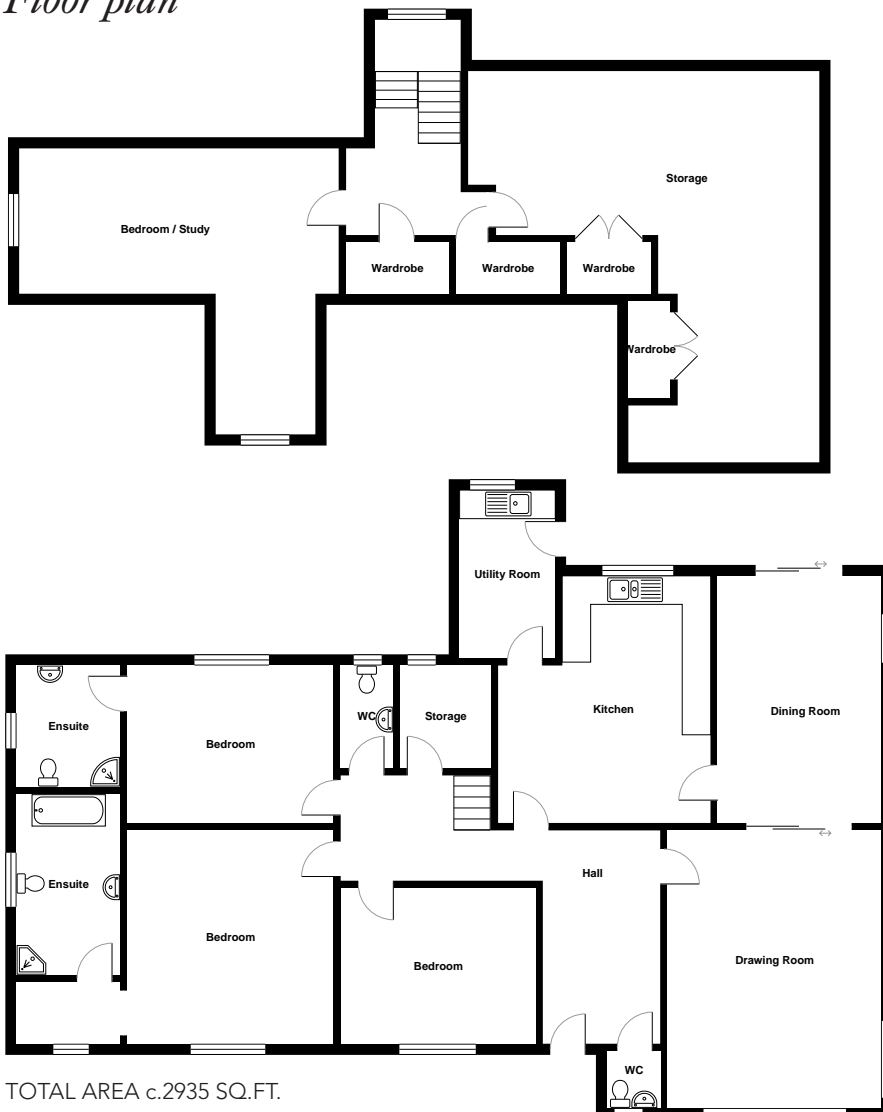
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Disclaimer

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.

Floor plan



TOTAL AREA c.2935 SQ.FT.

Measurements are approximate and for display purposes only.

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