

RODGERS & BROWNE



5 Seapark Terrace, Seapark
Holywood, BT18 0LJ

offers over £499,950



The Owner's Perspective...

"No 5 Seapark Terrace has provided a wonderful living experience, situated right beside the sea and offering breathtaking views. The beautiful sunsets observed from the property have been a daily delight, making each evening memorable.

The house is only a short stroll away from the centre of Holywood, which has made it easy and enjoyable to frequent the excellent cafés, restaurants, and shops. With everything so close at hand, daily life has been both convenient and pleasurable.

Our time at Seapark has been truly happy, and we will be sad to leave our beautifully renovated home. The house possesses a lovely, light, and spacious feel, creating a calming ambience throughout. It is equally inviting and cosy, thanks to the log burner and real fire available for those colder days.

One of the things we will miss most is waking up each morning to the sight of the sea, a view that has brought peace and joy to our daily routine."



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Entrance hall



Dining



Family room

The facts you need to know...

Beautifully presented period mid terrace

Renovated over recent years to offer a bright and spacious family home

Large family room including feature bay window and multi fuel stove plus sea glimpses, all opening to dining

Luxury fitted kitchen including central island, granite worktops and a part vaulted ceiling, opening to casual sitting area

Downstairs cloakroom and utility cupboard

Flexible accommodation depending on needs with either four bedrooms or three bedrooms plus first floor drawing room

First floor drawing room benefits from an open fire and views to Belfast Lough and Seapark beach

Main bedroom incorporates extensive built-in wardrobes and an ensuite shower room

Modern bathroom including a deep fill bath and separate shower cubicle

Private inner courtyard with access to a rear garden and parking area plus a patio area and studio with power

PVC double glazed

Gas fired central heating

Only minutes from the coastal path leading to Hollywood and Seapark playing fields and beach

Ideally located to Belfast City Centre and The George Best City Airport by road or rail



Contemporary Kitchen opening to Dining



Casual sitting area



Dining area

The property comprises...

GROUND FLOOR

Period panelled door with fan light to:

ENTRANCE PORCH

Heather Brown tiled floor and mat well, cornice ceiling, low voltage lighting, glazed door with side and top lights to:

ENTRANCE HALL

Staircase to first floor, painted spindles and handrail, cornice ceiling, ceiling rose and corbels, semi solid limed oak floor. Under stair cloak and utility area, open hanging space, plumbed for washing machine.

FAMILY ROOM OPEN INTO DINING ROOM

26' 8" (into bay window) x 11' 5" (8.13m x 3.48m)

Feature Wiking Stove, slate hearth, bay window with views to Belfast Lough, cornice ceiling, semi solid limed oak wooden floor, low voltage lighting.

CONTEMPORARY KITCHEN

16' 2" x 10' 8" (4.93m x 3.25m)

Extensive range of high and low level contemporary cabinets, large central island incorporating granite worktops, five ring AEG gas hob and extractor fan over, double stainless steel inset sink unit with mixer tap, AEG double oven, space for fridge freezer, many cabinets have pull out shelves, integrated dishwasher, coffee station, granite splashback, ceramic tiled floor, feature vaulted ceiling, glazed wall looking into the courtyard, opening into:

CASUAL DINING/SITTING AREA

10' 2" x 7' 6" (3.1m x 2.29m)

Ceramic tiled floor, double glazed sliding patio door leading to enclosed courtyard.

CLOAKROOM

Low flush wc, inset sink unit with mixer tap, tiled top and cupboard below, part panelled walls, ceramic tiled floor.



First floor drawing room

FIRST FLOOR RETURN

BATHROOM

8' 5" x 7' 10" (2.57m x 2.39m)

Luxury white suite, deep fill bath with mixer tap, wall mounted sink unit, mixer tap and cupboard below, double shower cubicle, thermostatically controlled shower unit, over drencher, tiled walls, ceramic tiled floor, concealed gas boiler, chrome heated towel radiator.

BEDROOM (2)

11' 5" x 9' 11" (3.48m x 3.02m)

Including extensive range of built-in wardrobes with cupboard above.

DRAWING ROOM/BEDROOM

15' 9" (into bay window) x 14' 6" (4.8m x 4.42m)

Fireplace with wooden surround, cast iron inset, open fire, slate hearth, cornice ceiling, ceiling rose, views over Seapark beach to Belfast Lough.

SECOND FLOOR

LANDING

Access to roofspace with wooden ladder, floored and light.

MAIN BEDROOM

13' 7" x 11' 6" (4.14m x 3.51m)

Plus extensive range of built-in wardrobes, cornice ceiling, concealed vanity unit and open wardrobe. Views over Seapark beach to Belfast Lough.

ENSUITE SHOWER ROOM

Fully tiled shower cubicle, thermostatically controlled shower unit, over drencher, low flush wc, heated towel radiator, trough sink, mixer tap and cupboard below, part tiled walls, low voltage lighting, extractor fan, sliding door.

BEDROOM (3)

9' 10" x 7' 10" (3m x 2.39m)

Cornice ceiling.

OUTSIDE

ENCLOSED COURTYARD

Outside light. Outside tap. Ornate metal gate to gravelled parking area and garden.

Flowerbeds and landscaping flagged patio area. Shed with wood store, provision for electric charging point.

STUDIO

13' 3" x 7' 5" (4.04m x 2.26m)

Double doors. Light and power.



Bathroom



Main bedroom



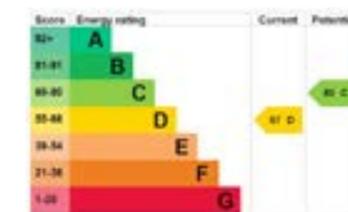
Bedroom two



Bedroom three

| 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 | |
| Any restrictive covenants in Title? | | X | |

ENERGY EFFICIENCY RATING (EPC)



From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

TENURE: Leasehold. Ground rent £10 p.a.

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 £2,377

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

Location

Travelling along the Bangor Road towards Bangor, pass through Holywood and Seapark Road is on your left hand side, once onto the road continue under the bridge and take your next left into Seapark Terrace. No. 5 is situated on your left.



Total Area: 149.2 m² ... 1606 ft²

All measurements are approximate and for display purposes only



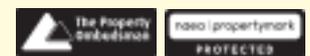
**Sales
Lettings
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

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