

# RODGERS & BROWNE

17C Church Road  
Helen's Bay, BT19 1TP

*offers over £325,000*



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

*"We have enjoyed eight very happy years on Church Road, and I am confident the next occupier will appreciate the privilege of living here just as much.*

*Helen's Bay offers fabulous views, beautiful beaches, scenic walks, and excellent golf, all while benefiting from convenient access to surrounding areas by car or train."*



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Living room



Living room



Balcony from living room



Entrance hall

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

Fabulous duplex apartment in the heart of Helens Bay Village overlooking the Golf Course

Extending to c.1,300 sqft

Bright and spacious with excellent storage

Living room open to casual dining, valuated ceiling, open fire and access to a private balcony offering views of Helens Bay Golf Course and the Irish Sea

Shaker style cream solid wood kitchen incorporating an array of built-in appliances and casual dining area

Two bedrooms, main bedroom on the top floor with ensuite shower room, extensive built-in wardrobes and views of the Irish Sea

Luxury bathroom with feature deep fill bath

Gas fired central heating

PVC double glazing

Private balcony with views to Helens Bay Golf Club and the Irish Sea

Private parking for one car

Only a minutes walk from Helens Bay train station, Golf Club and the beach

An ideal lock and leave property



Kitchen



Dining area



Kitchen



Dining area open to living room

*The property comprises...*

**GROUND FLOOR**

Communal front door leading to:

**COMMUNAL ENTRANCE HALL**

Staircase leading to apartments.

Solid door to Apartment 17c

**ENTRANCE PORCH**

Oak laminate flooring, panelled door to:

**ENTRANCE HALL**

Oak laminated flooring, staircase to upper floor, painted spindles, handrails and Newell post, two storage cupboards, double glazed doors to:

**LIVING ROOM OPEN TO CASUAL DINING ROOM**

20' 7" x 14' 3" (6.27m x 4.34m)

Vaulted ceiling, stone fireplace and hearth, open fire, low voltage lighting, storage in the eaves. French doors to private balcony and views to the golf course and to the Irish Sea.

**KITCHEN**

12' 8" x 8' 7" (3.86m x 2.62m)

Extensive range of high and low level cream shaker style solid wood doors, Iroko effect worktops, four ring gas Smeg hob and Smeg under oven, contemporary extractor above, integrated fridge and freezer, dishwasher, one and a half stainless steel sink unit with mixer tap, slate tiled floor, low voltage lighting, concealed boiler, part tiled walls, views to the golf course and Irish Sea.



Main bedroom

**BEDROOM (2)**

13' 6" x 12' 11" (into bay window) (4.11m x 3.94m)

**LUXURY BATHROOM**

9' 5" x 5' 10" (2.87m x 1.78m)

Luxury suite comprising deep filled bath with mixer and telephone shower, wash hand basin with mixer and vanity unit below, low flush wc, half tiled walls with tile etching, ceramic tiled floor, low voltage lighting.

**First Floor**

**LANDING**

Additional storage.

**MAIN BEDROOM**

26' 0" x 12' 9" (at widest points) (7.92m x 3.89m)

Storage in the eaves, including extensive range of built-in wardrobes with mirrored doors. Views to Helens Bay Golf Course and the Irish Sea.

**ENSUITE**

8' 4" x 4' 10" (2.54m x 1.47m)

Double shower cubicle, telephone shower, sink unit, low flush wc, wall mounted sink unit with mixer tap, under unit, chrome heated towel radiator, ceramic tiled floor, fully tiled walls, plumbed for washing machine.

**Outside**

Car parking for one car.



Dressing area



Luxury bathroom



Bedroom two

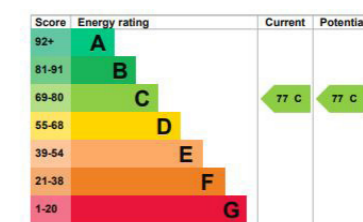


Ensuite

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 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 the 3% override still 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 £625,000. Please contact your own legal adviser with any queries.

**TENURE:** Leasehold

**MANGEMENT FEE:** £1,020 PER ANNUM

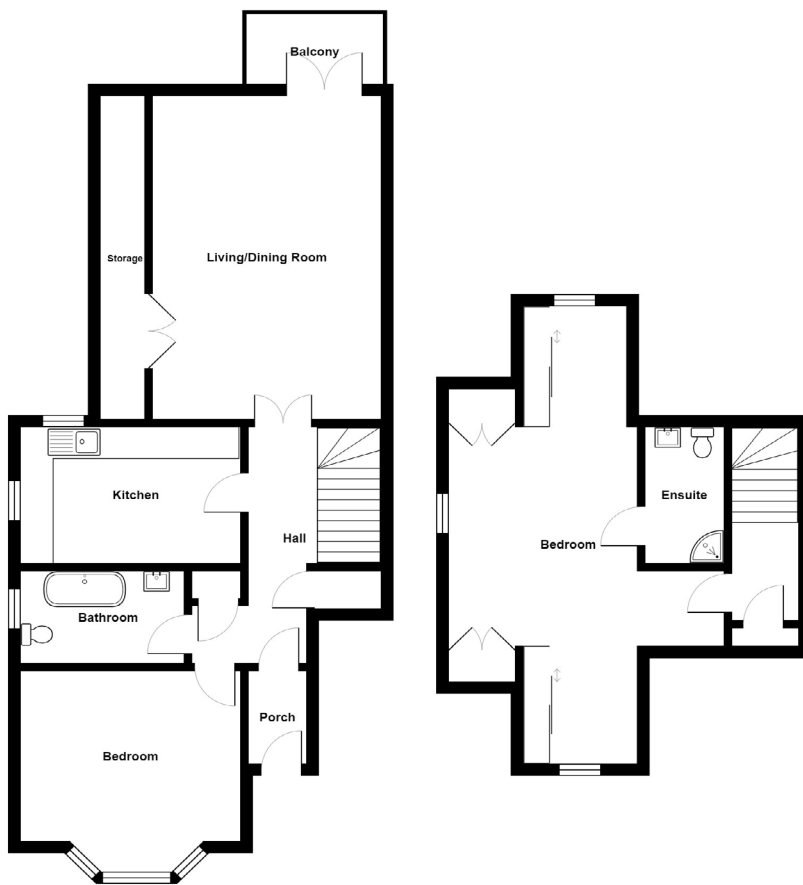
**RATES:** The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2026/2027 is £1,998.80

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

## Location

Travelling from the Craigdarragh Road continue under the railway bridge, this becomes Fort Road. Continue to the end of this road and you will turn left onto Church Road, No17 will be on your left side.



Total Area: 120.4 m<sup>2</sup> ... 1296 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

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&  
BROWNE**

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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.

EXPERIENCE | EXPERTISE | RESULTS