

**RODGERS  
&  
BROWNE**

26 Church View  
Holywood, BT18 9DP

*offers over £185,000*



### *The Agent's Perspective...*

*Tucked away in a quiet and highly regarded residential setting in the heart of Holywood, 26 Church View offers charm, practicality, and convenience in equal measure. This delightful mid-terrace home is spread over three floors and boasts well-proportioned accommodation, perfect for first-time buyers, young professionals, or those seeking to downsize without compromising on space.*

*From the moment you step inside, you'll appreciate the warmth and character of the open plan living and dining area, complete with a feature fireplace and access to an enclosed courtyard. The thoughtfully designed kitchen provides ample storage. Upstairs, three bedrooms provide flexibility for family life, working from home, or visiting guests, while the modern bathroom adds a fresh, contemporary finish.*

*With Holywood's vibrant town center, shops, cafes, schools, and transport links all within easy reach, this property is sure to attract strong interest; early viewing is highly recommended.*



**76 High Street, Holywood, BT18 9AE**

**T 028 9042 1414**

EXPERIENCE | EXPERTISE | RESULTS





Living/dining



*The facts you need to know...*

Super townhouse situated in the highly sought after area of central Hollywood

Spacious living/dining area with direct access to outside space

Modern fitted kitchen includes an integrated oven and hob and larder cupboard

Three bedrooms spread over two upper floors

Contemporary bathroom features a white suite and laminate flooring

Main bedroom with built-in wardrobes and storage

Oil fired central heating

Enclosed courtyard to the rear with access to rear laneway for bin removal

PVC double glazed windows PVC double glazed windows

A well-proportioned home in a sought after location, offering great value and character

Offered for sale "chain free"





Kitchen



Return landing

## *The property comprises...*

### GROUND FLOOR

#### ENTRANCE PORCH

Hardwood front door, laminate flooring, glazed door to:

#### LIVING/DINING

22' 4" x 12' 3" (at widest points) (6.81m x 3.73m)

Open fireplace with wooden mantle and tiled hearth, alcoves with fitted shelves, uplighters. Staircase to first floor. PVC double glazed door to outside. Door to:

#### KITCHEN

10' 1" x 7' 10" (3.07m x 2.39m)

Extensive range of high and low level units, laminate worktop, integrated electric oven and four ring ceramic hob with stainless steel chimney extractor above, space for fridge freezer, washing machine and dishwasher, larder, stainless steel single drainer sink unit with mixer tap (circular shape), recessed spotlights.

#### RETURN LANDING

Hotpress with copper cylinder hot water tank and shelved.

#### BATHROOM

Three piece white suite comprising PVC panelled bath with mixer tap and handheld shower attachment and PVC panelled walls, pedestal wash hand basin with mixer tap, low flush wc, chrome heated towel radiator, recessed spotlights, part tiled walls, laminate flooring.





Bedroom one

First Floor

**BEDROOM (1)**  
12’ 5” x 11’ 2” (at widest points) (3.78m x 3.4m)  
Ceiling rose. Built-in double wardrobe and storage, cupboard above.

**BEDROOM (2)**  
10’ 8” x 7’ 4” (at widest points) (3.25m x 2.24m)  
Second Floor

**BEDROOM (3)**  
10’ 1” x 7’ 10” (at widest points) (3.07m x 2.39m)

Outside

Paved enclosed courtyard (with access to laneway for bin removal).

**BOILER HOUSE**  
PVC oil storage tank.

Outside light. Outside tap.



Bedroom two



Bedroom three



Bathroom

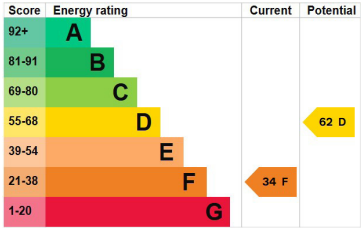


Paved patio area

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	

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)	
Electricity	MAINS - VARIETY OF SUPPLIERS
Mains gas	N/A
LPG	N/A
Mains water	YES
Cable TV or satellite	VARIETY OF SUPPLIERS
Telephone	GOOD COVERAGE
Broadband and speed	Ultrafast 1800 Mbps 220 Mbps

ENERGY EFFICIENCY RATING (EPC)



**STAMP DUTY** 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:** TBC

**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 is £1,192.25

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



## Location

Travelling out of Hollywood along Church Road, turn right onto Church View, and number 26 is on the left.



Total Area: 80.5 m<sup>2</sup> ... 866 ft<sup>2</sup>

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