

RODGERS & BROWNE

6 Seahill Road East
Seahill, Holywood, BT18 0DP

offers over £349,950



The Owner's Perspective...

"Our home in Seahill has been part of our family's story since 1983 and has been the backdrop to countless cherished memories. It has seen our three children grow from toddlers into adults, and now, as we prepare to pass it on, we do so with full hearts and deep gratitude for the life we've shared within its walls.

Seahill itself has always been a very special place to live, it offers the best of both worlds: a peaceful, friendly village atmosphere with excellent transport links, including the nearby train station, making it easy to connect with Belfast and beyond. The local beach is just a short walk away, and over the years we've enjoyed many walks along the shore, no matter the season. The nearby primary school was a wonderful place for our children to start their education, and the sense of community here has always been warm and welcoming.

The area is quiet, safe, and ideal for families, professionals, or anyone seeking a place that truly feels like home.

As we move on to the next chapter of our lives, we hope this house brings as much happiness to its next owners as it has to us. It's more than just bricks and mortar, it's a place where a family can thrive, grow, and make memories for years to come"

76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Conservatory



Entrance hall

The facts you need to know...

Well maintained detached home set within a small, quiet cul de sac

Drawing room with feature multi-fuel stove

Solid wood Shaker kitchen including integrated appliances all opening to a casual dining area

Separate utility/boot room and cloakroom

Conservatory opening to the kitchen and overlooking the rear garden

three bedrooms each with built-in wardrobes

Modern bathroom suite including separate shower cubicle

PVC fascia and soffits

Gas fired central heating

Attached single garage with electric roller door

PVC double glazed windows

Tarmac driveway with parking for two cars

Exceptionally maintained gardens to the front and rear

Only minutes from the shoreline and Ulster Way leading to Holywood, Bangor and Belfast

Seahill train halt is a five minutes walk away



Solid wood kitchen open to dining and conservatory



The property comprises...

GROUND FLOOR

Composite front door with glazed side light to:

ENTRANCE HALL

Staircase leading to first floor, open tread staircase, oak wooden floor.

DRAWING ROOM

24' 0" x 12' 4" (7.32m x 3.76m)

Feature multi- fuel burner, granite hearth, open shelving and closed cupboards, solid oak wooden floor, large picture window.

SOLID WOOD KITCHEN OPEN TO DINING AREA

20' 4" x 8' 6" (6.2m x 2.59m)

Range of high and low level solid wood Shaker units, granite effect worktops, four ring gas hob, double oven under, stainless steel extractor fan above, one and a half stainless steel sink unit and mixer tap, display cabinets, integrated dishwasher, under unit lighting, integrated fridge.

CONSERVATORY

11' 6" x 10' 7" (3.51m x 3.23m)

Accessed via French doors. Views over the rear gardens.

UTILITY ROOM/BOOT ROOM

Plumbed for washing machine, space for freezer, open hanging space, service door to rear. Cloakroom, part panelled walls, low flush wc, wash hand basin and mixer tap.



Main bedroom

First Floor

LANDING

Access to roofspace. Roofspace partial flooring.

BEDROOM (1)

10' 8" x 8' 9" (3.25m x 2.67m)
Plus extensive range of built-in wardrobes with sliding mirrored doors.

BEDROOM (2)

11' 9" x 8' 11" (3.58m x 2.72m)
Plus built-in wardrobes.

BATHROOM

8' 3" x 5' 5" (2.51m x 1.65m)
White suite comprising panelled bath with mixer tap, low flush wc, pedestal wash hand basin, fully tiled shower cubicle with thermostatically controlled shower unit, ceramic tiled floor, part tiled walls, heated towel radiator.

BEDROOM (3)

9' 6" x 7' 8" (2.9m x 2.34m)
Including built-in cupboard.

Outside

Gardens to the front laid in lawns, flowerbeds. Tarmac driveway with parking for two cars.

To the rear are easily maintained gardens laid in flagged patio areas and mature shrubs.

Outside tap.

ATTACHED SINGLE GARAGE

17' 7" x 9' 0" (5.36m x 2.74m)
Roller door. Gas boiler.



Bedroom two



Bathroom



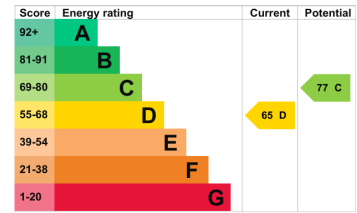
Bedroom three



Flagged 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	

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 £30 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 2025/2026 £1,812.22

VIEWING: By appointment with RODGERS & BROWNE.

Location

Travelling along the Bangor dual carriageway towards Helen's Bay turn left into Seahill, first left into the continuation of Seahill Road, pass Glenraig Primary School then second left into the further continuation of Seahill Road, first right into Seahill Road East No6 is on your left.



Total Area: 118.4 m² ... 1274 sqft
All measurements are approximate and for display purposes only

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&
BROWNE**

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