



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

*"This detached Art Deco-style home is located on the shores of Whiterock Bay, offering clear views across Strangford Lough from several rooms. The property includes three bedrooms, one living room, a modern kitchen, and bathroom.*

*The layout is practical and bright, with large windows that make the most of the coastal setting. The living room and main bedroom are well sized, and the kitchen provides modern functionality while fitting neatly with the style of the house.*

*Situated in a quiet and scenic part of Killinchy, the home is close to local amenities, walking routes, and waterfront activities. It offers a solid, well-presented property in a sought-after location, suitable for a range of buyers looking for a coastal home"*





*The facts you need to know...*

Art Deco-style detached home set on an elevated site at the edge of Strangford lough

Stunning views of Strangford lough to Sketrick Island

Bright living room with feature corner window offering lough views

Modern kitchen including integrated appliances

3 bedrooms, main bedroom with dual aspect and views over Strangford lough

Modern bathroom

Oil fired central heating

Spacious garden laid in lawns to the front with lough Views

Gravelled driveway with rear parking for three plus cars

Only minutes from Daft Eddy's and Strangford lough Yacht club

The property has been priced to allow for moderate updating

An array of amenities are close by Comber 8 miles, Belfast 17 miles, Downpatrick 14 miles



Living room



Kitchen



Main bedroom



Bathroom



Bedroom 2

The property comprises...

**Ground Floor**

**OPEN, COVERED ENTRANCE PORCH**  
Wooden door leading to:

**ENTRANCE HALL:**  
Laminate flooring. Staircase leading to first floor.

**LIVING ROOM:**  
16' 11" x 10' 10" (5.16m x 3.3m)  
Corner window with views to Strangford Lough, brick fireplace and hearth, open fire.

**KITCHEN:**  
9' 4" x 6' 2" (2.84m x 1.88m)  
Range of high and low level cupboards, granite effect worktops, four ring ceramic hob with extractor above, under oven, space for fridge freezer, plus washing machine, low voltage lighting, views of Strangford Lough. Service door to rear.

**First Floor**

**LANDING:**  
Storage cupboard

**MAIN BEDROOM:**  
17' 0" x 10' 10" (5.18m x 3.3m)  
Dual aspect, views of Strangford Lough.

**BEDROOM (2):**  
13' 6" x 8' 5" (4.11m x 2.57m)

**BEDROOM (3) / STUDY:**  
7' 5" x 6' 4" (2.26m x 1.93m)  
Hotpress, copper cylinder, shelving.

**Outside**

Large, gravelled driveway with parking to the rear for three cars.

Elevated front gardens with stunning views of Strangford Lough.

Outside lighting, Pvc oil tank.





## Additional information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site [rodgersandbrowne.co.uk](http://rodgersandbrowne.co.uk).

### ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		50 E
21-38	<b>F</b>	22 F	
1-20	<b>G</b>		

### FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

**TENURE** freehold

### RATES

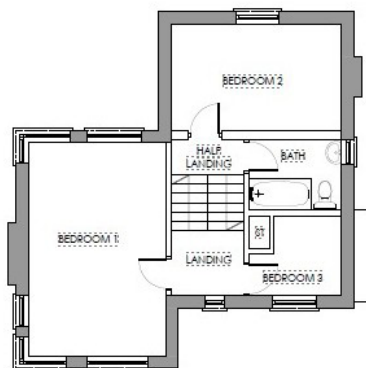
The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about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

The assessment for the year 2025/2026 is £ 1,764.53

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.

### VIEWING

By appointment with **RODGERS & BROWNE**.



### Sales Lettings Property Management

EXPERIENCE | EXPERTISE | RESULTS

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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.