

**RODGERS
&
BROWNE**

88 Church View
Holywood BT18 9LN

offers over £199,950



The Owner's Perspective...

"Holywood is a gem of a place to live in. Everything is within a few minutes walk.

There is a great library, coffee shops, art galleries and restaurants. Local shops are friendly. The train into Belfast is quick and convenient.

88 Church View has been a very happy place to live and is perfectly situated to take full advantage of the convenience of the town. The space is cosy, easy to manage and combines comfort with modern facilities - especially the kitchen and bathroom.

The garden is easily managed and is a real sun trap in the summer - the perfect place for barbecues with family and friends.

I hope those who come to see my home like it as much as I have"

76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Living room and dining area



Comfortable spot for a coffee...



For cosy nights in

The facts you need to know...

Beautifully presented townhouse

Easy walking distance of town centre,
shops, bus and train

Two bedrooms plus dressing room or study

Extended to rear to feature bright, modern
kitchen and breakfast area

Separate cloakroom with utility space

Gas fired central heating

uPVC double glazing (triple glazing to front)

Enclosed, easily maintained, sunny rear
garden

Perfect for first purchase, those
downsizing, starting again or looking for a
buy to let property

Modern bathroom with white suite

Part floored roofspace - excellent storage,
folding wooden ladder access

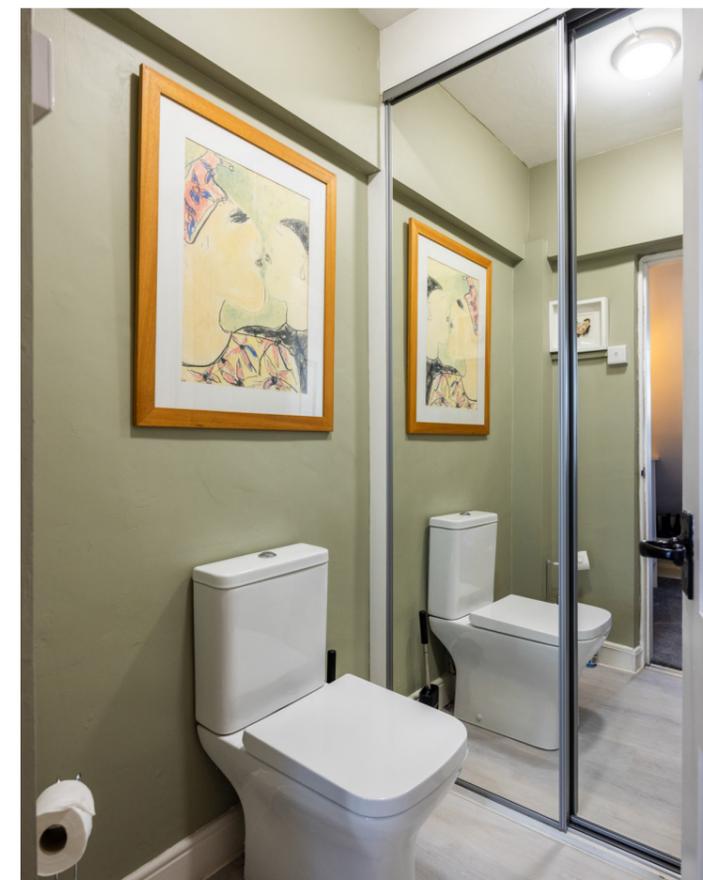
Backing onto school grounds



Smart, contemporary kitchen



Home sweet home



Downstairs cloakroom with concealed space for washing machine and tumble drier

The property comprises...

GROUND FLOOR

uPVC double glazed front door.

ENTRANCE HALL

CLOAKROOM

Low flush wc, vanity wash hand basin, pale grey laminate flooring, full height inner doors to utility space, plumbed for washing machine, space for tumble dryer.

LIVING/DINING

20' 0" x 10' 0" (6.1m x 3.05m)
Feature cast iron fireplace with slate hearth, glass display shelving with mirror back, oak wood strip flooring, recessed lighting, double bevelled glass door to:

CONTEMPORARY KITCHEN

15' 0" x 9' 6" (4.57m x 2.9m)
Extensive range of dove grey shaker style high and low level cupboards, stainless steel handles, Quartz worktops, pale grey laminate flooring, integrated dishwasher, fridge, freezer, under oven, four ring stainless steel hob, Quartz splashback, stainless steel cooker canopy/extractor, tiled walls, concealed lighting, sitting or dining area, vertical radiator. Double uPVC double glazed French doors to enclosed rear garden.

Staircase with painted spindles and handrail to:



And relax....bedroom 1

FIRST FLOOR

BEDROOM (1)
10' 0" x 9' 9" (3.05m x 2.97m)

BEDROOM (2)
10' 0" x 9' 3" (3.05m x 2.82m)

DRESSING ROOM OR STUDY
6' 3" x 5' 6" (1.91m x 1.68m)

MODERN BATHROOM

White suite comprising panelled bath with mixer tap, thermostatically controlled shower, over drencher, low flush wc, vanity wash hand basin, fully tiled, chrome heated towel radiator, recessed lighting. Wooden ladder to:

ROOFSPACE

Mostly floored. Light. Worcester gas fired central heating boiler. Good storage.

OUTSIDE

Sunny enclosed rear garden in tiled patio, planted borders, pebble paths and fencing.

Painted timber shed with power.



Bedroom 2



Dressing room or study



And relax....again!



Quick shower before work

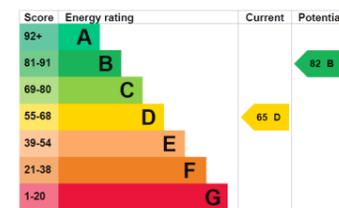
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	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

Electricity	YES
Mains gas	YES
LPG	N/A
Mains water	YES
Cable TV or satellite	TO PURCHASERS CHOICE
Mobile Telephone	SEE: WWW.OFCOM.ORG.UK
Broadband and speed	SEE: WWW.OFCOM.ORG.UK

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: Longterm Leasehold

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.

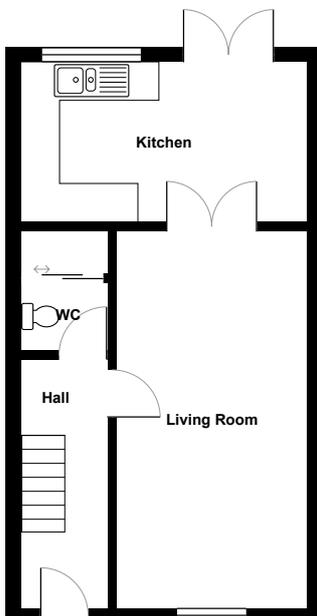
The assessment for the year 2025 /2026 is c. £906.00

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

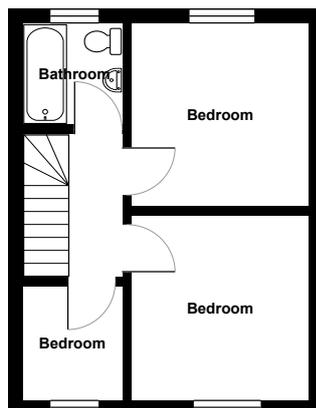
Location: Church View runs behind and parallel to High Street Hollywood and is just a short walk to all that Hollywood offers.



And outdoor relaxation - 'a place in the sun'!



Floor plan



EXPERIENCE | EXPERTISE | RESULTS

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Disclaimer

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