

**RODGERS
&
BROWNE**

18B Old Seahill Road
Holywood, BT18 0EG

offers around £595,000



The Owner's Perspective...

"We have made so many wonderful memories living here. The house is filled with natural light, and its open, spacious layout has made everyday family life both comfortable and enjoyable.

We have especially loved the coastal walks and bike rides on our doorstep, which have been a big part of our life here. Seahill is a truly special place to live, offering a unique combination of natural beauty, community, and convenience.

It has been a privilege to call Seahill home, and we will always look back on our time here with great fondness"



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Drawing room



Entrance hall

The facts you need to know...

Unique and deceptive detached family home built in c.2012 and subsequently extended to the rear

Bright and spacious throughout

Drawing room with feature hole in the wall glass fronted fireplace and pocket doors leading to the family area

Stunning hand crafted kitchen with an array of integrated appliances, pantry, large central island all opening to a family and dining areas each with views to the gardens

Four well proportioned bedrooms, main with extensive range of built in robes and ensuite shower room and a private balcony

Modern main bathroom

Gas fired central heating with underfloor heating to the ground floor and radiators on the first floor

Oak effect uPVC double glazed windows

Security alarm system

Landscaped rear garden offering privacy and a sunny aspect laid in lawns flowerbeds and a contemporary patio area with a pergola over

Tarmac driveway with parking for three cars

Easy of access to Belfast city centre, The George Best city airport and further afield by road or rail

Close to the renowned Glenraig primary and Rockport schools

The costal path (Ulster way) is only 5 minutes away and runs from Seahill to Belfast and Bangor cities

An ideal setting to raise a family with an ease of access to schooling, amenities, travel and the seafront



Contemporary living/dining/kitchen



Living area



Dining area



Contemporary living/dining/kitchen

The property comprises...

GROUND FLOOR

Covered, open porch, recessed lighting.

Brick pavior entrance. uPVC double glazed front door.

ENTRANCE HALL

Bleached oak effect timber flooring, storage under stairs, bright, vaulted ceiling with double glazed Velux window and oak balustrade, spindles and minstrel gallery overlooking hall.

DRAWING ROOM

22' 6" x 12' 6" (6.86m x 3.81m)

Contemporary raised fireplace, quartz hearth, painted built-in bookcase shelving, recessed lighting, bleached oak effect timber flooring, sliding double pocket doors to:

CONTEMPORARY LIVING/DINING/KITCHEN

12'0 x 9'6" (3.66m x 2.9m) plus 10'0" x 9'6" (3.05m x 2.9m) and 24'6" x 11'6" (7.47m x 3.51m)

Extensive range of painted shaker style high and low level cupboards, Siemens double ovens, large centre island with marble top, breakfast bar, inset stainless steel sink unit with Quooker hot tap, recessed power points, tall fridge and freezer, dishwasher, all by Siemens, ceramic hob and down draft extractor, bleached oak effect timber flooring, floor to ceiling window looking into rear garden, Glass door to hall. Bi-fold doors to patio and rear garden.

UTILITY ROOM

11' 0" x 6' 9" (3.35m x 2.06m)

Extensive range of 'oak' high and low cupboards, inset single drainer stainless steel sink unit with mixer tap, laminate worktops, plumbed for washing machine, gas fired central heating boiler.

CLOAKROOM

Wc concealed cistern, feature wash hand basin with mixer tap, half tiled walls, extractor fan, recessed lighting.



Main bedroom with balcony and extensive range of wardrobes

First Floor

MAIN BEDROOM

18' 0" x 13' 0" (5.49m x 3.96m)
Double glazed doors to balcony. Extensive range of built-in wardrobes, bookcase with shelving and dressing table.

ENSUITE SHOWER ROOM

7' 0" x 5' 6" (2.13m x 1.68m)
Low flush wc, pedestal wash hand basin, fully tiled walls, chrome towel radiator, extractor fan, tiled floor, fully tiled shower cubicle with thermostatically controlled shower.

BEDROOM (2)

15' 9" x 12' 3" (maximum) (4.8m x 3.73m)

BEDROOM (3)

17' 3" x 9' 3" (5.26m x 2.82m)
White 'oak' laminate flooring, double built-in wardrobe.

BEDROOM (4)

11' 6" x 9' 9" (3.51m x 2.97m)
White 'oak' laminate flooring.

BATHROOM

White suite panelled bath with mixer telephone hand shower, low flush wc, pedestal wash hand basin, chrome towel radiator, fully tiled walls, tiled floor, extractor fan.



LANDING

Hot water cylinder with immersion. Access to roofspace.

Outside

STORE / HOME OFFICE (FORMER GARAGE)

16' 9" x 9' 0" (5.11m x 2.74m) Double glazed sliding patio door, Light. Power.

Tarmac driveway and parking space.

Balcony with stainless steel handrail and glass balustrade.

Front garden in lawns, beech hedges and fencing. Private, landscaped gardens, enclosed to rear in lawns, flowerbeds, shrubs and painted fencing, flagged patios, barbecue area, log store, water tap.



Bedroom two



Bedroom three



Family Bathroom



Bedroom four

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 rogersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 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 2026/2027 is c.£3,136 per annum.

VIEWING

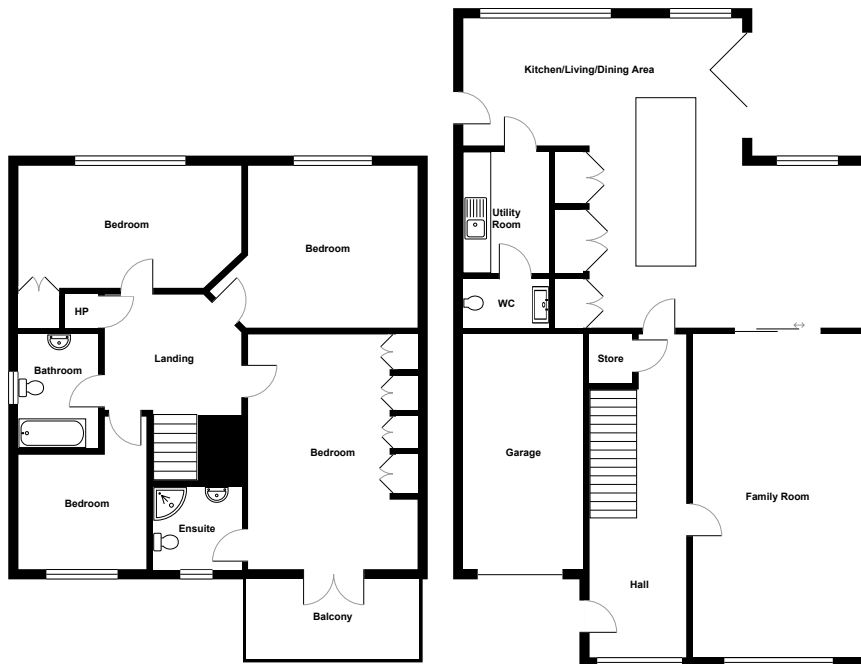
By appointment with **RODGERS & BROWNE**.

Location

Turn into Seahill Road off main Belfast to Bangor A2 and continue straight into Old Seahill Road. 18B is then on left hand side.



Floor plan



Total Area: 215.6 m² ... 2321 ft² (excluding balcony)
All measurements are approximate and for display purposes only

**RODGERS
&
BROWNE**

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