



27 SEAHILL ROAD

Holywood BT18 0DJ

Offers Around

£550,000



DETACHED

| 4  | 3  | 3 

27 Seahill Road is an impressive detached residence, built approximately 15 years ago, offering a thoughtfully designed layout that blends family living with practical functionality. Situated in a sought-after location, the property enjoys a mature setting with private gardens, excellent natural light, and close proximity to an array of amenities.

The home opens with a sheltered entrance porch leading into bright reception spaces, creating a warm and inviting first impression. The ground floor is centred around a superb open-plan kitchen, dining, and living area, which flows naturally into a vaulted sun room overlooking the rear garden. This generous space is designed with modern family life in mind, offering room for both day-to-day living and entertaining. Two additional reception rooms provide further flexibility, with one connecting directly to the garden and the other offering a welcoming family hub.

Practical additions on the ground floor include a utility room, a cloakroom, and access to the integral garage. A striking open staircase leads to a gallery landing on the first floor, enhancing the sense of space and light. The principal bedroom features an en suite shower room and a Juliet-style balcony, while three further well-proportioned bedrooms are served by a contemporary family bathroom. Ample storage has been incorporated throughout, including a linen press and access to a floored roof void.



KEY FEATURES

- Detached family home built approx. 15 years ago
- Spacious and versatile layout with multiple reception areas
- Open-plan kitchen, dining and living space flowing into vaulted sun room
- Four well-proportioned bedrooms, including principal with en suite and Juliet balcony
- Contemporary family bathroom and ample storage throughout
- Integral garage, utility room, and ground floor cloakroom
- Private driveway with generous parking provision
- Mature gardens to front, rear garden with southerly aspect and excellent privacy
- Sought-after Seahill location
- Close to leading schools, transport links, and recreational amenities
- Oil fired central heating
- uPVC double glazing throughout



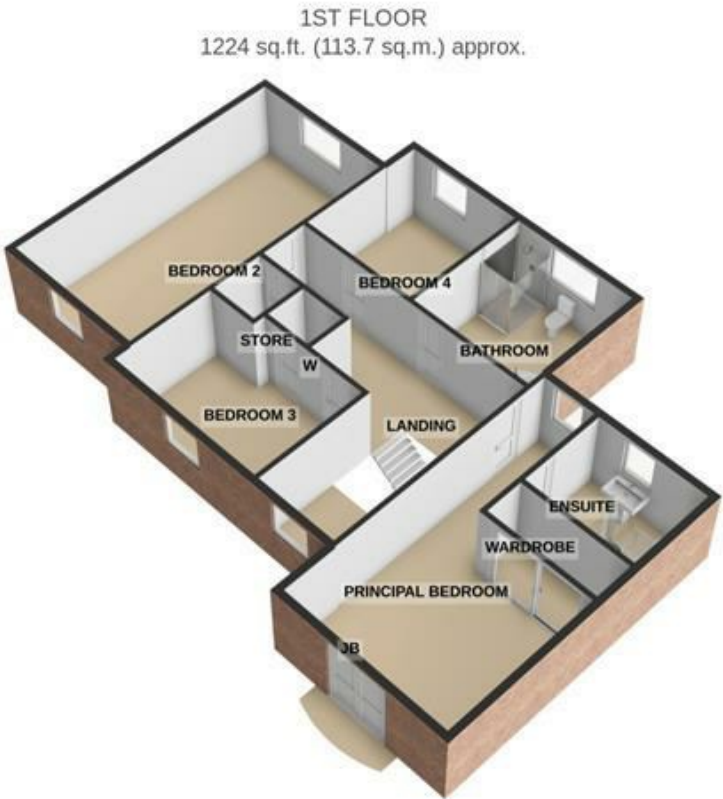
ROOM DETAILS

GROUND FLOOR	Utility Room 8'9" x 7'8"	Bedroom Two 23'9" x 12'4"	Driveway, Mature Gardens, Patio Area
Covered Entrance Porch	Ground Floor WC	Bedroom Three 13'10" x 9'10"	
Reception Porch	FIRST FLOOR	Bedroom Four 10'10" x 10'3"	
Family Room 20'11" x 13'4"	Open Tread Staircase to First Floor	Bathroom 10'10" x 10'8"	
Drawing Room 23'9" x 14'0"	Minstrel Style Gallery Landing	Roofspace	
Open Plan Kitchen/Living/Dining Space 20'11" x 49'6"	Principal Bedroom 23'9" x 14'0"	GARAGE	
Sun Room 12'9" x 10'6"	En Suite Shower Room 9'4" x 7'6"	Garage 19'0" x 12'4"	
		OUTSIDE	





FLOOR PLAN



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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DIRECTIONS

Travelling along the main dual carriageway from Holywood, in the direction of Bangor, turn left at the lights at the Devil's Elbow into Seahill Road and Number 27 is located on the right hand side.



THE LOCAL AREA

Hollywood, named Best Place to Live in Northern Ireland 2023 by the Sunday Times, is located conveniently close to Belfast on the coast of North Down. Hollywood is known for its beautiful beaches, trendy cafés and for being a foodie heaven! Hollywood is home to many leading secondary and primary schools.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	79
Northern Ireland		EU Directive 2002/91/EC

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