

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



11 THE ESPLANADE, HOLYWOOD, BT18 9JP

OFFERS AROUND £699,950

A unique opportunity to acquire a striking period residence set directly on the coastline in the heart of Holywood, boasting exceptional, uninterrupted sea views and immense potential for modernisation. This elegant home offers generous and highly flexible accommodation, perfectly suited to a variety of lifestyles, all within a fantastic location just moments from the shoreline, popular eateries, leading schools and convenient arterial routes.

The property opens with an entrance porch leading through an original hardwood door into a welcoming reception porch and hall, both retaining charming period details such as cornice ceilings and wood flooring, with useful storage beneath the stairs. The principal reception rooms are beautifully proportioned, including a magnificent dining room and lounge, each enjoying stunning sea views and featuring original fireplaces with ornate surrounds and ceiling roses. A further living room offers a more intimate space with a carved mahogany fireplace and direct access to the rear garden.

The kitchen provides a range of fitted units and leads to a practical scullery with Belfast sink and separate WC, reflecting the home's traditional layout. Upstairs, the first floor hosts four well-sized bedrooms, many with original fireplaces and captivating sea views, alongside a study also overlooking the water. A family bathroom completes the accommodation.

Externally, the property benefits from a front garden laid in lawn and a generous, enclosed rear garden with mature planting, offering both privacy and space for outdoor enjoyment. Access to the rear leads to ample parking, an attached double garage and an additional two-storey outbuilding, further enhancing the home's versatility.

This is a rare chance to restore and personalise a coastal home of real character in one of Holywood's most desirable settings.



Key Features

- Unique Opportunity To Acquire Elegant Period Residence Positioned Directly On Hollywood's Sought After Coastal Esplanade
- Exceptional Uninterrupted Sea Views Enjoyed From Principal Reception Rooms And Several Well Proportioned Bedrooms Throughout
- Generous Flexible Accommodation Offering Multiple Reception Spaces Ideal For Modern Family Living And Entertaining Guests
- Retained Original Features Including Ornate Fireplaces Cornice Ceilings Ceiling Roses And Characterful Architectural Detailing
- Enclosed Rear Garden With Mature Planting Plus Driveway Parking Attached Double Garage And Additional Two Storey Outbuilding
- Superb Location Within Walking Distance Of Shoreline Popular Eateries Excellent Schooling And Local Boutique Amenities
- Convenient Access To Key Arterial Routes Providing Easy Commuting To Belfast City Centre And Surrounding Areas
- Property Priced Realistically To Allow Thoughtful Modernisation And Personalisation To Suit Individual Taste And Lifestyle



Accommodation Comprises

Entrance Porch

Original hardwood front door to:

Reception Porch

Laminate wooden flooring, cornice ceiling, hardwood door to:

Reception Hall

Laminate wooden flooring, cornice ceiling, storage under stairs.

Dining Room

18'1 x 13'7

Cornice ceiling, ceiling rose, fireplace with cast iron inset and marble surround, uninterrupted sea views.

Lounge

18' x 13'5

Cornice ceiling, ceiling rose, picture rail, fireplace with cast iron inset, marble surround and slate hearth, uninterrupted sea views.

Living Room

12'9 x 10'10

Cornice ceiling, ceiling rose, fireplace with carved mahogany surround, glazed door to rear garden.

Kitchen

13'3 x 11'5

Range of high and low level units, single drainer stainless steel unit with mixer taps, gas fired boiler. Access to:

Scullery

13' x 7'

Belfast sink, access to:

Separate WC

Low flush WC.

First Floor Landing

Bedroom 1

14'8 x 13'4

Original fireplace with cast iron inset, cornice ceiling, dual aspect windows, uninterrupted sea views.

Bedroom 2

14'5 x 13'6

Original fireplace with cast iron inset and carved wood surround, cornice ceiling, uninterrupted sea views.

Bedroom 3

13'1 x 10'

Original fireplace with cast iron inset and carved wood surround, cornice ceiling.

Bedroom 4

11' x 8'2

Original fireplace with cast iron inset and carved wood surround, cornice ceiling, built in storage cupboard.

Study

10'5 x 5'7

Uninterrupted sea views.

Bathroom

White suite comprising: Panelled bath with electric shower over bath, pedestal wash hand basin, low flush WC.

Outside

Small area to front in lawn with boundary wall. Generous enclosed rear garden with areas in lawn and paving with mature shrubs and trees, boundary fence and hedging. Access to rear to driveway with ample parking leading to attached double garage.

Attached Double Garage

Twin up and over doors, power and light.

Additional Two Storey Outbuilding

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk











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		
		76
	52	
Northern Ireland		EU Directive 2002/91/EC

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

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028 9070 1000



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