

# RODGERS & BROWNE



'Waterside', 1 The Esplanade  
Holywood BT18 9JG

*offers around £425,000*

**SALE AGREED**



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

"This is a true rarity and a real opportunity to acquire a bright, attractive Holywood home with some of the most fabulous, uninterrupted Lough views in the country – including incredible sunsets!

The house offers three double bedrooms on two floors with the top floor room having a porthole window looking along the Cultra coastline and out to the Irish Sea. There is also a child's room, dressing room or possible space for an en suite.

A comfortable living room has an open fire and is supported by a bright modern kitchen with ample space for dining and views into the private side garden. There is a utility room with facility for washing machine and location of the gas fired central heating boiler.

For those who want convenience, views and easily managed outside space and don't want an apartment – or seek inspirational space while working from home, you will find no better choice than 'Waterside'.

Make an appointment to view today".



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Living room with fireplace and bow window with superb Lough views



Part-panelled hallway



*The facts you need to know...*

Extensively modernised waterfront home

Uninterrupted views of Belfast Lough and out to the Irish Sea

Beautifully presented

Living room with open fire

Contemporary white kitchen with spacious dining area

Utility room

Ground floor cloakroom with low flush suite

Three double bedrooms and dressing room or office / study

Bedroom or home office on second floor with feature porthole window - enjoying dramatic views out to the Irish Sea

uPVC double glazed windows

Gas fired central heating

Electric gate to secure off street parking and low maintenance, level garden in lawn and patio area behind high wall for shelter and privacy

Shorefront location and only a short walking distance from Hollywood Town Centre via subway

Access to coastal path and close to Hollywood Yacht Club



Dining kitchen and access to garden



Very sociable kitchen dining space



Dining looking into walled garden



Utility for extra storage, space for washing machine and gas boiler

## *The property comprises...*

### **GROUND FLOOR**

uPVC double glazed front door with double glazed side panels leading to:

**ENTRANCE HALL:** Original painted wood floor. Painted half panelled walls.

**CLOAKROOM:** Wash hand basin, low flush wc, ceramic tiled floor, extractor fan. Shelving with dressing mirror behind.

**LIVING ROOM:** 13' 4" x 13' 2" (4.06m x 4.01m) Hole in the wall fireplace, dog grate and open fire, Lough views.

**KITCHEN/DINING 18' 0" x 16' 1" (5.49m x 4.9m)** Matt white contemporary kitchen with excellent range of high and low level units, oven, five ring gas hob, extractor fan and canopy, microwave oven, integrated fridge freezer, island unit with one and a half bowl stainless steel sink unit with mixer tap, integrated dishwasher, laminate white oak effect floor, uPVC double glazed door to outside, parking and side garden. Space for dining table and chairs with bay window looking into side garden.

**UTILITY ROOM:** Stainless steel sink unit with mixer tap, plumbed for washing machine, Worcester gas fired boiler, laminate white oak effect floor, uPVC double glazed door to outside and covered storage or drying area.



Wake up to superb views

**FIRST FLOOR**

**BEDROOM (1): 13' 6" x 11' 0" (into bay window) (4.11m x 3.35m) Double bedroom.** Fabulous Lough views.

**BEDROOM (2): 13' 0" x 10' 10" (into side bay window) (3.96m x 3.3m) Double bedroom.** Fabulous Lough views.

**BEDROOM (4) OR DRESSING ROOM 7' 11" x 6' 4" (2.41m x 1.93m) Fabulous Lough views.**

**BATHROOM:** Contemporary white suite comprising tiled bath with mixer tap, vanity unit, low flush wc with concealed cistern, fully tiled shower cubicle with thermostatic drench shower head, ceramic terrazo style flooring, LED lighting, shelving, heated towel rail. Extractor.

**SECOND FLOOR**

**LANDING:** Double glazed Velux window lighting hall, stairs and landing. Storage into eaves.

**BEDROOM (3): 12' 7" x 9' 11" (3.84m x 3.02m) Double bedroom.** Built-in drawers, built-in robes, storage into eaves. Feature porthole window, dramatic Lough views. Also double glazed Velux window.

**OUTSIDE**

Remote control, sliding electric gate to granite paviour driveway with secure parking area.

Garden laid in lawn. Raised patio area with built in seating enjoying Lough views, flower beds. High wall offers shelter and privacy. Feature Scrabo stone wall.

Covered storage area to rear, outside tap.



Second bedroom also with superb views



Third double bedroom with porthole window and superb views



Good storage, hanging space and access to eaves storage



Fully tiled bathroom with bath and shower cubicle

*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](http://rogersandbrowne.co.uk).

**ENERGY EFFICIENCY RATING (EPC)**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    | 68 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



From 23rd September 2022 property purchased up to £250,000 will be exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override will still apply. Homes sold in excess of £250,000 will pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000.

Please contact your own legal adviser with any queries.

**TENURE**

TBC.

**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 2023 /2024 is c.£2309.00

**VIEWING**

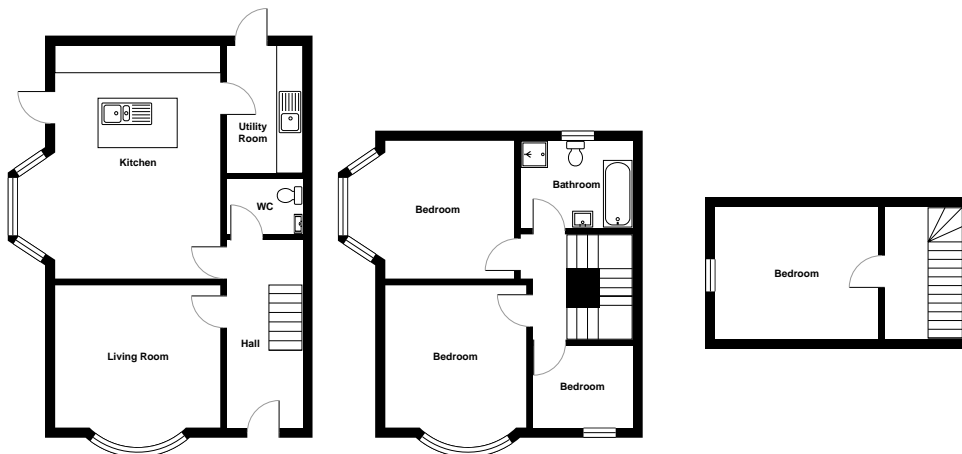
By appointment with **RODGERS & BROWNE**.

# Location

Travelling towards Bangor on the Holywood By-Pass turn left at traffic lights, under bridge and onto The Esplanade. No 1 is the first house on the left hand side



# Floor plan



Total Area: 115.2 m<sup>2</sup> ... 1240 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Sales  
Lettings  
Property Management**

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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.