

RODGERS & BROWNE



'The Gate Lodge' 15a Seahill Road,
Holywood, BT18 0DA

offers around £395,000



The Agent's Perspective...

"Set off by lovely, private and sunny gardens this detached 'gate lodge' style home is a most attractive proposition for those downsizing or a professional couple. It may also appeal to those not seeking an apartment.

Easy to purchase, heat and maintain the house offers a practical, comfortable home in a popular and convenient location. There are three bedrooms, living room, dining kitchen and study supported by cloakroom, bathroom and ensuite shower room. Comfort is enhanced with uPVC double glazing and gas fired central heating.

A really appealing, practical choice."



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

Three bedrooms, two reception rooms plus study

Easy to purchase, heat and maintain

Private, easily managed sunny garden

Attractive 'Gate Lodge' styling

uPVC double glazed

Gas fired central heating

Cloakroom, bathroom and ensuite shower room

Very convenient and popular location

Perfect purchase for professional couple or those 'downsizing'

Security alarm system

Great alternative to an apartment





The property comprises...

GROUND FLOOR

Hardwood mulit point locking system front door.

RECEPTION HALL:

CLOAKROOM: Low flush wc, pedestal wash hand basin, extractor fan.

DRAWING ROOM: 20' 3" x 12' 3" (6.17m x 3.73m)
Double doors from reception hall, feature fireplace, round granite inset and hearth, carved hardwood surround, double uPVC double glazed French doors to rear garden and patio.

STUDY 9' 0" x 8' 0" (2.74m x 2.44m)

DINING/KITCHEN 19' 9" x 12' 3" (6.02m x 3.73m)
Extensive range of oak high and low level cupboards, one and a half tub single drainer stainless steel sink unit with mixer tap, laminate worktops, tiled walls, stainless steel under oven, four ring ceramic hob, cooker canopy/extractor, concealed flue for log burning stove.

UTILITY ROOM: 8' 0" x 6' 9" (2.44m x 2.06m)
Cupboards below, and laminate worktops, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, Worcester gas fired central heating boiler, hardwood double glazed door to front and parking.

Staircase with hardwood spindles and handrail to:

FIRST FLOOR

BEDROOM (1): 15' 3" x 12' 3" (maximum) (4.65m x 3.73m)

ENSUITE SHOWER ROOM: 9' 6" x 5' 6" (2.9m x 1.68m) Fully tiled shower cubicle with thermostatically controlled shower unit, low flush wc, pedestal wash hand basin, fully tiled, extractor fan.

BEDROOM (2): 12' 3" x 11' 9" (3.73m x 3.58m)

BEDROOM (3): 12' 3" x 7' 6" (3.73m x 2.29m)

BATHROOM: 9' 9" x 7' 9" (2.97m x 2.36m) Comprising panelled bath, separate shower cubicle with SIRRUS thermostatically controlled shower unit, low flush wc, pedestal wash hand basin, extractor fan, feature porthole window. Tiled walls.

LANDING: Shelved linen cupboard. Access to roofspace storage

OUTSIDE

Tarmac driveway/parking space for several cars. Flagged patio barbecue area. Water tap.

Neat easily managed sheltered garden to rear in lawns, flowerbeds, hedges and trees, private sunny aspect to rear.



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 rodgersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	74 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

TENURE

TBC

RATES

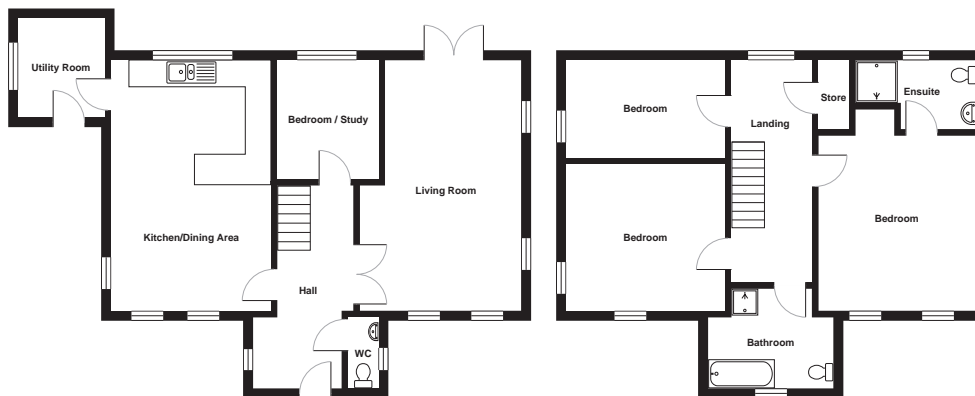
The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2023 /2024 is c. £ 2090.00

VIEWING

By appointment with **RODGERS & BROWNE**.

Location: Directly opposite Rockport Road junction with Seahill Road



Total Area: 134.1 m² ... 1443 ft²
All measurements are approximate and for display purposes only



Sales
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