



SEAHILL

SEAHILL ROAD
HOLLYWOOD

Alskea





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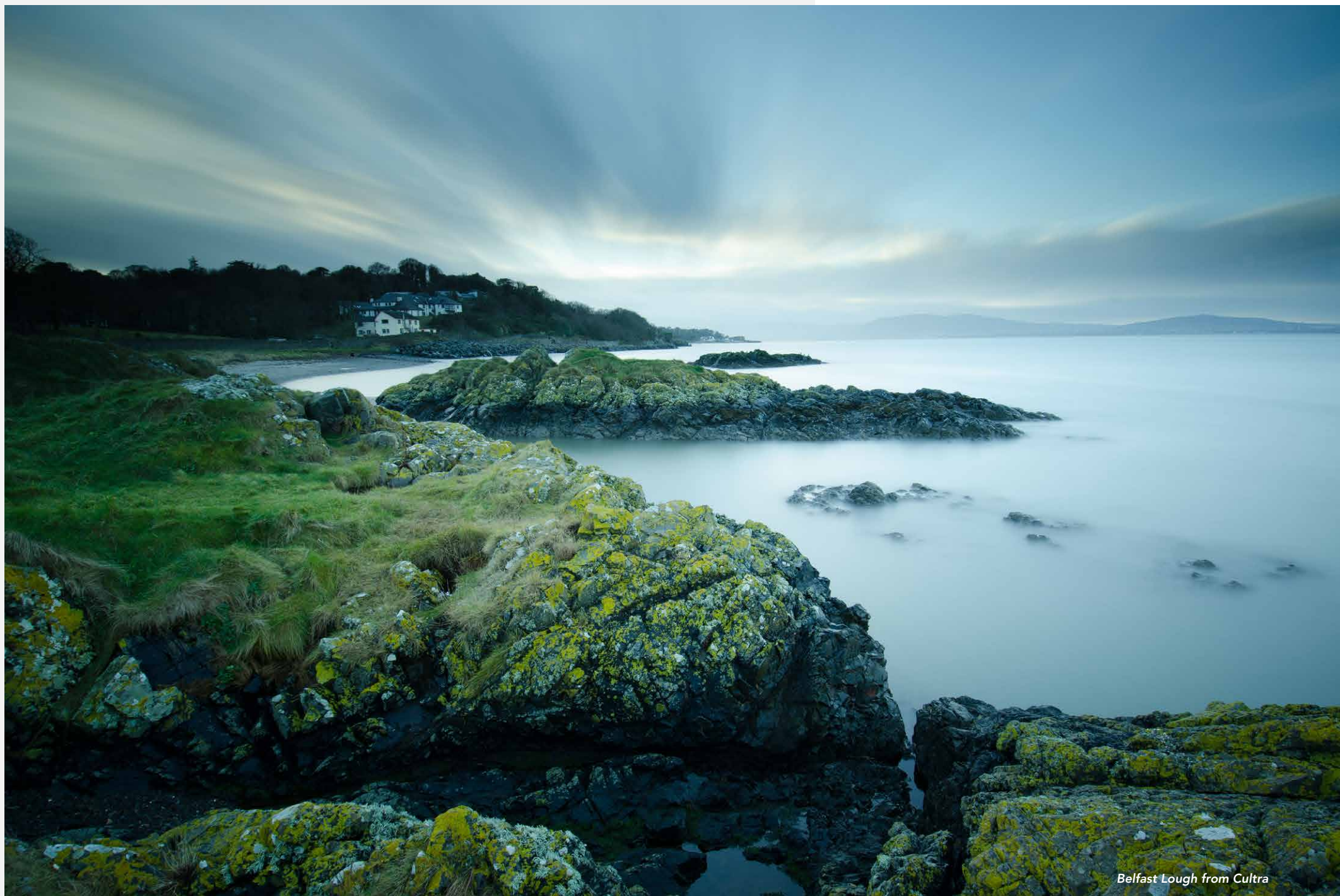
Alskea 



Royal Belfast Golf Club



Seahill Rail Halt



Belfast Lough from Cultra



Stand up paddleboarders, Bangor



Sailing, Belfast Lough

An impressive collection of impressive homes



Coastal Path towards Holywood



Cultra Inn



Ulster Folk & Transport Museum

Showcasing six outstanding detached properties, the exclusive new development of Seahill is sure to appeal to those wishing to settle down in a stylish and contemporary home, situated in an unbeatable location. Featuring spacious interiors, and finished to an impeccably high standard, these four-bedroom homes boast easy maintenance and ensure the very best of modern, family living.

Perfectly positioned with much to see and do, residents of Seahill will be spoilt for choice when it comes to scenic landscapes, exciting activities and fun-filled family days out within the local area. From the sandy shores of Helen's Bay, the lush fairways of Royal Belfast Golf Club and the historic exhibitions at the Ulster Folk and Transport Museum, to the treelined paths of Crawfordsburn Country Park and the array of activities taking place on the tranquil waters of Belfast Lough, this exceptional area truly offers something for every member of the family. What's more, with the renowned Culloden Estate and Spa located just a stone's throw away, homeowners have the opportunity to delve into relaxation and serenity and appreciate the beauty of the impressive estate grounds.

With a host of all-important amenities located nearby, including excellent sport and leisure facilities, leading primary and secondary schools, quaint boutiques, and an abundance of chic cafés, pubs and restaurants, homeowners certainly don't have far to travel in order to access the very best facilities that Northern Ireland has to offer. Positioned right on the doorstep, Seahill Rail Halt provides excellent transport links across Belfast City Centre and beyond, ensuring hassle-free travel for those undertaking the daily commute.



Bangor - Belfast Trainline



Culloden Estate & Spa

Perched on the peaceful shores of Belfast Lough, surrounded by breath-taking scenery and serene sea views, it's easy to see why the charming town of Holywood is dubbed as one of Northern Ireland's most sought-after places to live.



Farmhill Bay Beach, Seapark



Crawfordsburn Country Park

Balmoral Park Mews, Belfast



Small Enough to Care Large Enough to Cope

"We respect our clients and homebuyers, and it is our goal to hand them not just a new house at an affordable price, but a superbly built home they can be proud of."

Martin Brannigan;
MD & Founder of Alskea

With a rapidly expanding portfolio of work in the residential sector, Alskea has gained an exceptional reputation for building high quality turnkey homes. Since its inception over a decade ago, Alskea has been the proud winner of numerous awards and to this day, the company is continuing to meet the high standards expected by every discerning purchaser.

What can you expect from your new home in Seahill?

Quality: A finely crafted and beautiful home constructed by a dedicated and experienced team, who pay great attention to detail and take pride in their work.

Security: With intruder alarms, locking windows and a multi-locking front door, homeowners can benefit from peace of mind.

Efficiency: High levels of thermal insulation and gas-fired central heating ensure warmth and efficiency.

Warranty: The industry leaders in Buildmark cover; NHBC will provide a ten-year warranty for all homes in Seahill.

After Sales: Homeowners will experience a second to none after sales service, and Alskea staff will deal with any queries or issues that may arise in a friendly, efficient and professional manner.

Our most recent developments include;

Dixon Avenue - Bangor

Balmoral Park Mews - Belfast

Finaghy Park Gardens - Belfast

Donegall Park Gardens - Belfast

Ferny Park Gardens - Donaghmore

Eden Wood - Belfast

The Chapel - Belfast

Foxleigh Wood - Lurgan

Demesne Manor - Holywood

Multi Award Winning
Home Builders



UK Property Awards
Regional Winner
2019



Regional Award Winner
2020



NHBC
Pride in the Job
2014, 2016, 2017,
2018, 2019, 2020, 2021



Master Builder Awards
including Medium & Small
Renovation and Heritage
2012, 2015, 2017, 2019, 2021



Construction
Excellence Award
2015

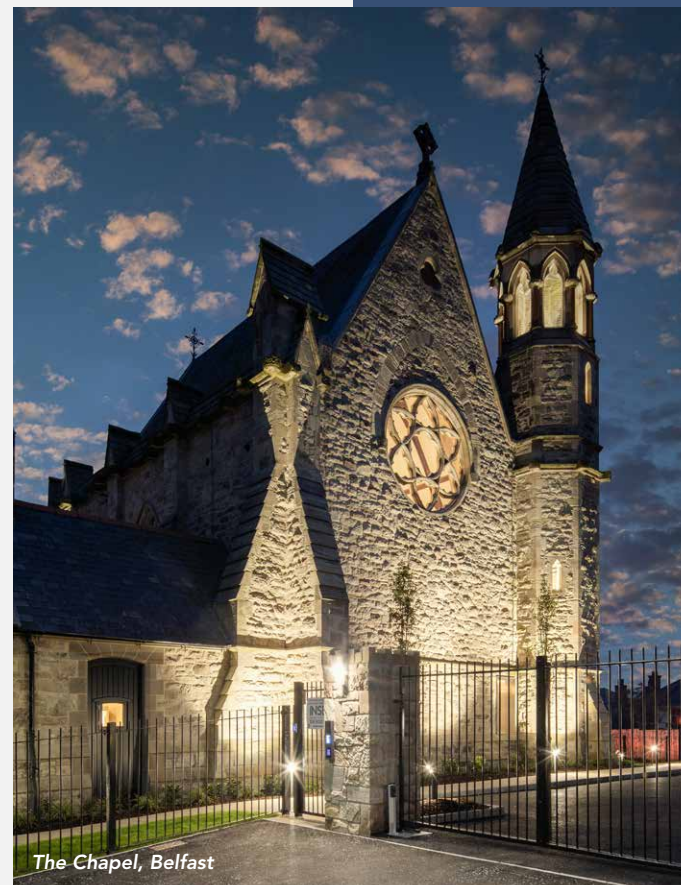


Belfast Telegraph
Property Awards
Winner 2019
Highly Commended 2019

Foxleigh Wood, Lurgan



Finaghy Park Gardens, Belfast



The Chapel, Belfast



Foxleigh Wood, Lurgan



Foxleigh Wood, Lurgan

Alskea

*An exceptional home in
an unbeatable location*

The Appleton
Site 1

The Blackwood
Site 2

The Appleton
Site 3



The Blackwood
Site 4

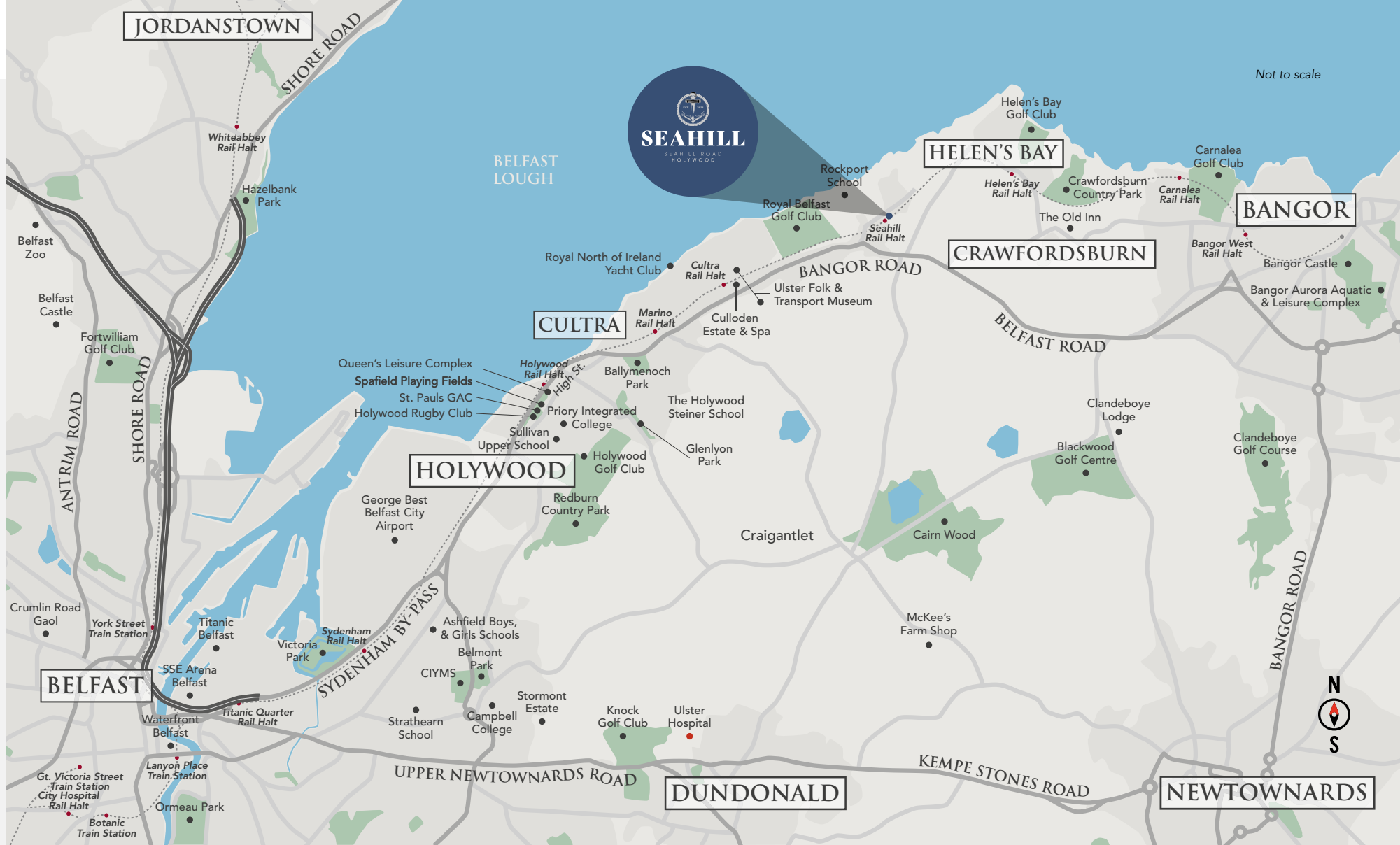
The Appleton
Site 5

The Blackwood
Site 6



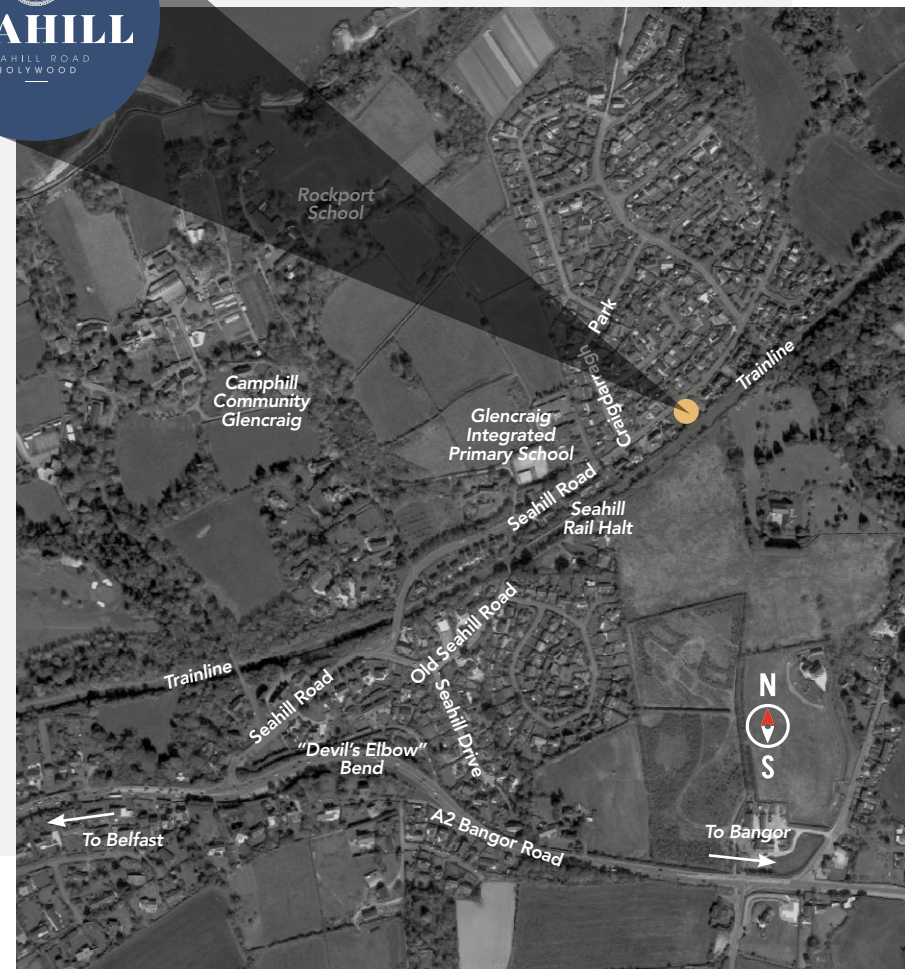
Site Layout

-  The Appleton
-  The Blackwood



Travelling Distances

Seahill Rail Halt	0.5 miles
Culloden Estate & Spa	1.8 miles
Royal Belfast Golf Club	1.8 miles
Spar Torgrange	2.6 miles
Royal North of Ireland Yacht Club	2.7 miles
Crawfordsburn Country Park	3.5 miles
Holywood	4.0 miles
Redburn Country Park	4.5 miles
Bangor	5.2 miles
Holywood Exchange	5.4 miles
Bangor Aurora Aquatic & Leisure Complex	5.8 miles
George Best Belfast City Airport	5.9 miles
Belfast City Centre	9.3 miles
Belfast International Airport	26.5 miles





The Appleton House Numbers: 1, 3 & 5

4 Bedroom Detached - 1,736 sq ft approx.

Ground Floor	First Floor	Second Floor
Entrance Hall	Bedroom 2 max 13'5" x 11'7"	Master Bedroom max 16'6" x 14'8"
Living Room 16'6" x 11'0"	Ensuite 6'3" x 5'5"	Dressing Area 9'0" x 4'11"
Kitchen / Dining / Family max 18'2" x 16'11"	Bedroom 3 max 11'3" x 9'0"	Ensuite 8'7" x 6'4"
WC 5'9" x 3'0"	Bedroom 4 10'6" x 8'11"	Under Eaves Storage restricted headroom
	Bathroom max 9'4" x 7'11"	



The Blackwood

House Numbers: 2, 4 & 6

4 Bedroom Detached - 1,736 sq ft approx.

Ground Floor

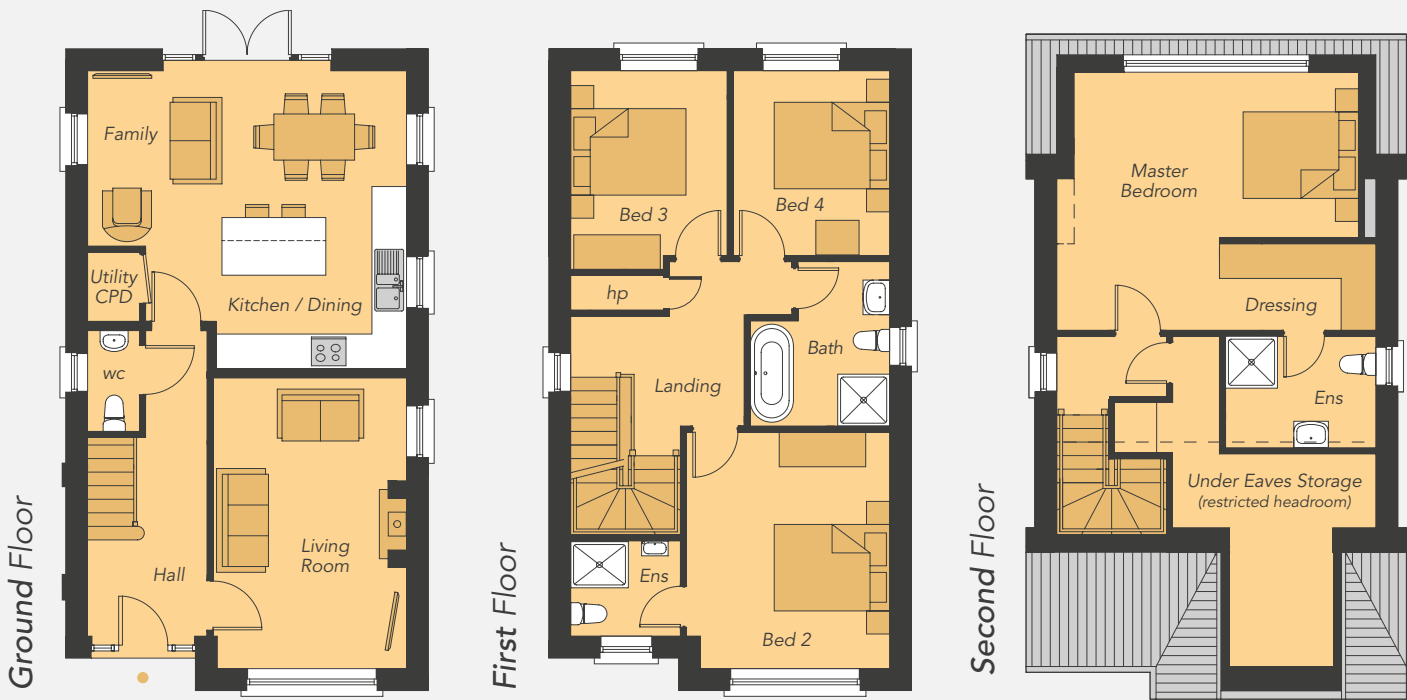
Entrance Hall	
Living Room	16'6" x 11'0"
Kitchen / Dining / Family max	18'2" x 16'11"
WC	5'9" x 3'0"

First Floor

Bedroom 2 max	13'5" x 11'7"
Ensuite	6'3" x 5'5"
Bedroom 3 max	11'3" x 9'0"
Bedroom 4	10'6" x 8'11"
Bathroom max	9'4" x 7'11"

Second Floor

Master Bedroom max	16'6" x 14'8"
Dressing Area	9'0" x 4'11"
Ensuite	8'7" x 6'4"
Under Eaves Storage	restricted headroom



All in the Detail - Luxury Specification

KITCHEN

- High quality units with a choice of traditional / contemporary doors with a range of colours and stainless steel handles
- Island units including feature display shelving and casual dining areas
- High quality 'Topshape' worktop and upstand
- Soft closing drawers and doors
- Branded integrated appliances to include 4 zone induction hob, eye level electric single oven, combination microwave oven, fridge/freezer, dishwasher and extractor
- Contemporary chrome monoblock tap
- 1.5 bowl low profile stainless steel sink
- Choice of coloured glass splashback to hob
- Utility cupboard plumbed for washer / dryer

BATHROOMS, ENSUITES & WC

- High quality contemporary white sanitary ware
- 4 piece contemporary bathroom suite
- Free standing bath
- Back to wall WC
- Low profile shower trays and toughened glass doors and panels throughout
- Wall hung vanity units
- Large inset feature mirror above bath
- Thermostatic bar showers with dual head: rain drench and separate hand held fitting
- LED mirror light in Ensuities

FLOORING & TILES

- Choice of quality ceramic floor tiles to Entrance Hall, Kitchen / Dining / Family, Bathroom, Ensuities and WC
- Choice of high quality timber laminate or carpet to Living Room and Bedrooms
- Choice of high quality carpet to Stairs and Landings
- Choice of full height tiling to shower enclosures
- Choice of quality wall tiles to feature areas in Bathroom and Ensuities
- Choice of tiled wall panel to WC

HEATING

- Energy efficient natural gas fired central heating
- Underfloor heating throughout ground floor
- High output radiators to upper floors
- Heated chrome towel rail to Bathroom, Ensuities & WC
- System boiler large capacity hot water cylinder at first floor
- Gas stove in Living Room with granite hearth, trims and feature tiling

INTERNAL

- All walls to be painted light grey matt emulsion throughout
- Ceilings and woodwork to be painted white
- Classical moulded skirting boards and architrave with hockey stick
- Comprehensive range of electrical light fittings and electrical sockets throughout to include (1 no. double socket with USB port to Kitchen, Living Room & Bedrooms) as well as TV Points in Kitchen, Living Room & Bedrooms, data point in the Living Room for main BT connection and a light fitting in the roofspace
- Wall mounted lights in Master and Bedroom 2
- Recessed downlighters to open plan Kitchen / Dining / Family, Dressing, Bathroom and Ensuities
- Pendant lights above island unit
- Pre-wired for BT Fibre Optic and sky connections

- White painted internal doors with quality brushed stainless-steel ironmongery
- Bespoke under stairs storage systems
- Mains operated smoke, heat and carbon monoxide detectors
- Fully installed security alarm

EXTERNAL

- Traditional cavity wall construction with red clay brick facings walls, soldier course and precast door head
- Feature lighting to front, gable and rear
- Dual colour double glazed PVC windows (black external frames & white internal frames)
- Black PVC soffits, fascia and bargeboards
- Black seamless aluminium guttering and PVC downpipes
- Black contemporary front door with multi-lock system and triple glazed panel
- Black roof tile
- Bevelled grey flags to rear patio and walkways
- External power socket to front and rear
- Vertical boarded timber fencing to rear gardens
- External water tap
- Decorative chimney stacks and pots
- Bitmac parking areas
- Lawns turfed & landscaping plan to include hedging, black metal railing and planting (where applicable)

WARRANTY

- NHBC 10 year warranty



Image from previous show home at Donegall Park Gardens, Belfast



Image from previous show home at Finaghy Park Gardens

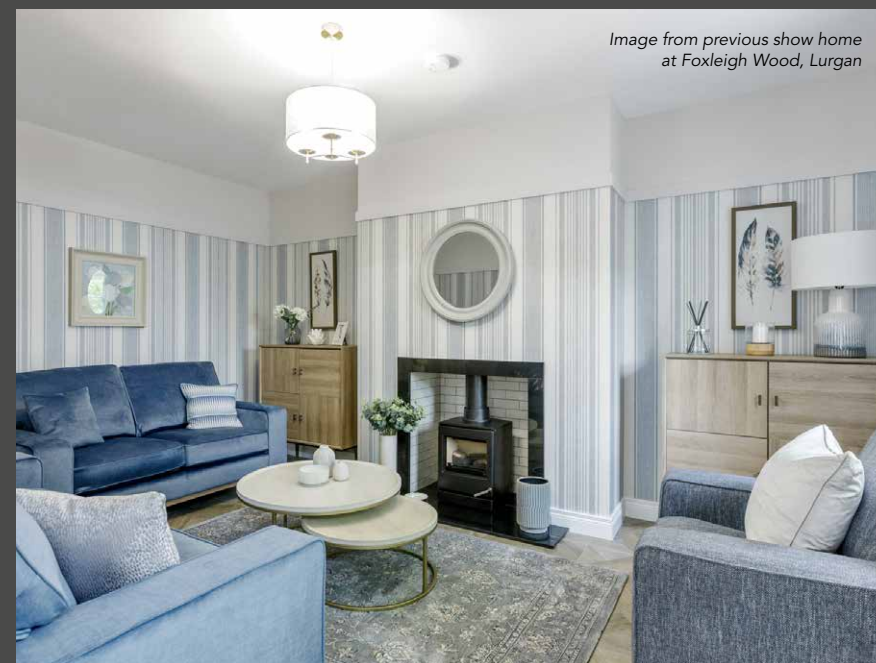


Image from previous show home at Foxleigh Wood, Lurgan



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All specific details to your chosen plot or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.

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