



There can only be a few homes that offer such a magnificent setting with outstanding views over Helen's Bay beach and beyond to Belfast Lough with its ever changing nautical traffic. Designed by Des Ewing and built to the highest specification, we are pleased to present this superb duplex apartment known as 'Sea Esta' to the open market.

Of particular note is the entertainment sized Kitchen/ Living / Dining with the emphasis on panoramic Lough views, balcony which also enjoys the view and captures the sun. On the lower level the apartment has two impressive bedrooms both with luxury ensuite shower rooms and the principal bedroom enjoys direct access to the private garden.

For the sailing enthusiast the site is unsurpassed whilst, for those enjoying golf, Helen's Bay golf course is only a few minutes away. So rarely do apartments with such a coastal setting come onto the open market, making this an opportunity not to be missed - early viewing is therefore essential.

Offers Around
£495,000

'Sea Esta',
Apartment 1,
1 Fort Road,
Helens Bay,
BT19 1LD

Viewing by
appointment
through agent
028 9042 4747



- Superb Duplex Apartment extending to circa 1450 sq ft
- Uninterrupted Views over Helen's Bay Beach / Golf Course & Belfast Lough
- Extremely Well Presented Throughout
- Entertainment Sized Kitchen/ Dining/ Living - with Double Doors to the Balcony
- Cloakroom on Ground Floor
- On the Lower Level Two Well Proportioned Bedrooms both with Ensuite Shower Rooms
- Study or Music Room
- Utility Room
- Private Rear Garden in Lawns & Patio Area
- Private & Resident Parking
- Extremely Sought After Location in Helen's Bay

The Property Comprises:

Ground Floor

COMMUNAL ENTRANCE HALL: High gloss ceramic tiled floor to:

Front door to:

KITCHEN/LIVING/DINING: 34' 8" x 18' 5" (10.57m x 5.61m) Excellent range of high and low level high gloss units, one and a half bowl stainless steel sink unit with mixer taps, integrated dishwasher. Gas fired boiler, space for range, extractor fan/canopy, integrated fridge/freezer. High gloss ceramic tiled floor, LED lighting.

Feature floor to ceiling windows and double doors to balcony. Fully tiled floor. Panoramic Lough views.





CLOAKS: Low flush wc, wash hand basin, high gloss ceramic tiled floor, LED lighting. Extractor fan.

Inner hallway with stairs to:



Lower Ground Floor

PRINCIPAL BEDROOM: 19' 9" x 18' 3" (6.02m x 5.56m) Laminate wooden floor, double doors to garden. Superb Lough views.

WALK-IN DRESSING ROOM:



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STUDY/MUSIC ROOM: 8' 9" x 8' 1" (2.67m x 2.46m)

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with thermostatic shower unit, wash hand basin with cupboard below, low flush wc, ceramic tiled floor, fully tiled walls, extractor fan, LED lights.



BEDROOM (2): 17' 8" x 11' 6" (5.38m x 3.51m)

WALK-IN DRESSING ROOM:

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with thermostatic shower unit, wash stand with cupboard below, low flush wc, ceramic tiled floor, fully tiled walls. LED lighting, extractor fan. Linen cupboard with built-in shelving.



UTILITY ROOM: Plumbed for washing machine, space for tumble dryer. Range of units, ceramic tiled floor.

Outside

Visitor and resident parking. Private front garden and rear lawn. Entrance area leading up to the front doors is communal.





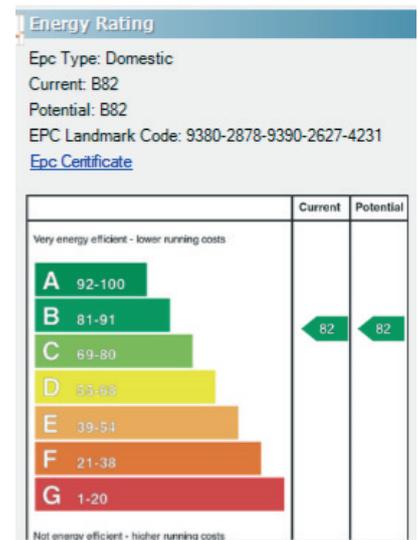
Service Charge

£828 per property for 2023/2024. This covers building insurance which was £434 this year, contingency fund £200 annually for any future communal maintenance requirements and the remainder covers annual hedge cutting costs, audit/admin and bank fees.

Location:

Turn left off the main Belfast - Bangor Road (A2) into Craigdarragh Road. Fort Road is a continuation and the Apartments are on the left hand side just after the lower entrance to Grey Point.

North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
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