

simon**BRIEN**
RESIDENTIAL

Apt 22 Sharman House,
Crawfordsburn, BT19 1XN



Offers Over £365,000

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Spacious top floor apartment offering flexible living with views towards Belfast Lough
- Fitted kitchen with integrated appliances and casual dining
- Bright and spacious living area with feature gas fire
- Three bedrooms
- Separate dining space for up to 12 people
- Main bedroom with ensuite shower room
- Additional family bathroom suite
- Impressive common areas and grand entrance
- Communal maintained gardens, parklands and tennis court
- Intercom entry system
- Gas fired central heating
- Secure entrance to development via electric gates
- Front line situation with the North Down coastal paths on the doorstep, and a short walk to Crawfordsburn Village
- Private access for residents only to Crawfordsburn Beach and Crawfordsburn Country Park

SUMMARY

Located on the picturesque North Down landscape, Sharman House is one of North Down's premier apartment developments overlooking Belfast Lough. The development is set within spacious communal grounds and has wide appeal to a broad spectrum of purchasers.

Situated just 1 mile away from the historic village of Crawfordsburn and approximately 12 miles from Belfast, Sharman is a truly magnificent, gated development set within private grounds which sweep down to the shore.

This particular third floor apartment is spacious and comprises of a large welcoming entrance hall, living and dining rooms with original features, cornicing and beautiful views across the communal gardens and towards Belfast Lough. The kitchen is fully fitted with integrated appliances and casual dining.

In addition, there are three bedrooms, an en suite shower room, a main family bathroom suite and access to loft space. Gas fired central heating and an intercom entry system.

The main development is accessed via electric gates with ample parking space outside the main front door for residents and guests. A delightful, secure environment in which to live, surrounded by mature, maintained gardens with tennis court, helipad, and shoreline frontage.

Whether it is the retiring couple, young professional or for those looking for a secure base in the Province, Sharman offers so much. Immediate inspection comes highly recommended.



THE PROPERTY COMPRISES:

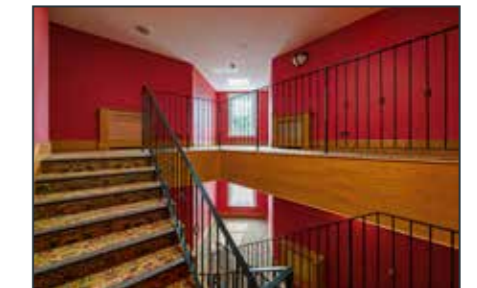
GROUND FLOOR

Communal front door with intercom system, stairs and lift access.

THIRD FLOOR

ENTRANCE:

Hardwood front door to Entrance Porch.



ENTRANCE PORCH:

7' 3" x 6' 7" (2.2m x 2m)

Inner entrance door with glass side panels.

ENTRANCE HALL:

Intercom system, access to loft.



LOUNGE:

19' 4" x 14' 5" (5.9m x 4.4m)

Sea views, gas fire with marble surround, access to Dining Room, intercom system.



DINING ROOM:

15' 9" x 12' 6" (4.8m x 3.8m)

Ample dining space, sea views.



KITCHEN:

13' 9" x 12' 2" (4.2m x 3.7m)

Range of high and low level oak units with granite worktops, integrated appliance include: washing machine, fridge and freezer, dishwasher, four ring gas hob with overhead stainless steel extractor hood, 'Britannia' rangemaster oven, eye level microwave, space for American style fridge freezer, sink unit with mixer tap, partly tiled walls, ceramic tiled floor, casual dining space.





BATHROOM:

Low flush WC, bidet with mixer tap, vanity sink unit with mixer taps, panelled bath with mixer taps and telephone hand shower over, tiled walls and floor, extractor fan and heated towel rail.



BEDROOM (2):
13' 1" x 10' 6" (4m x 3.2m)



BEDROOM (3):
13' 1" x 7' 7" (4m x 2.3m)



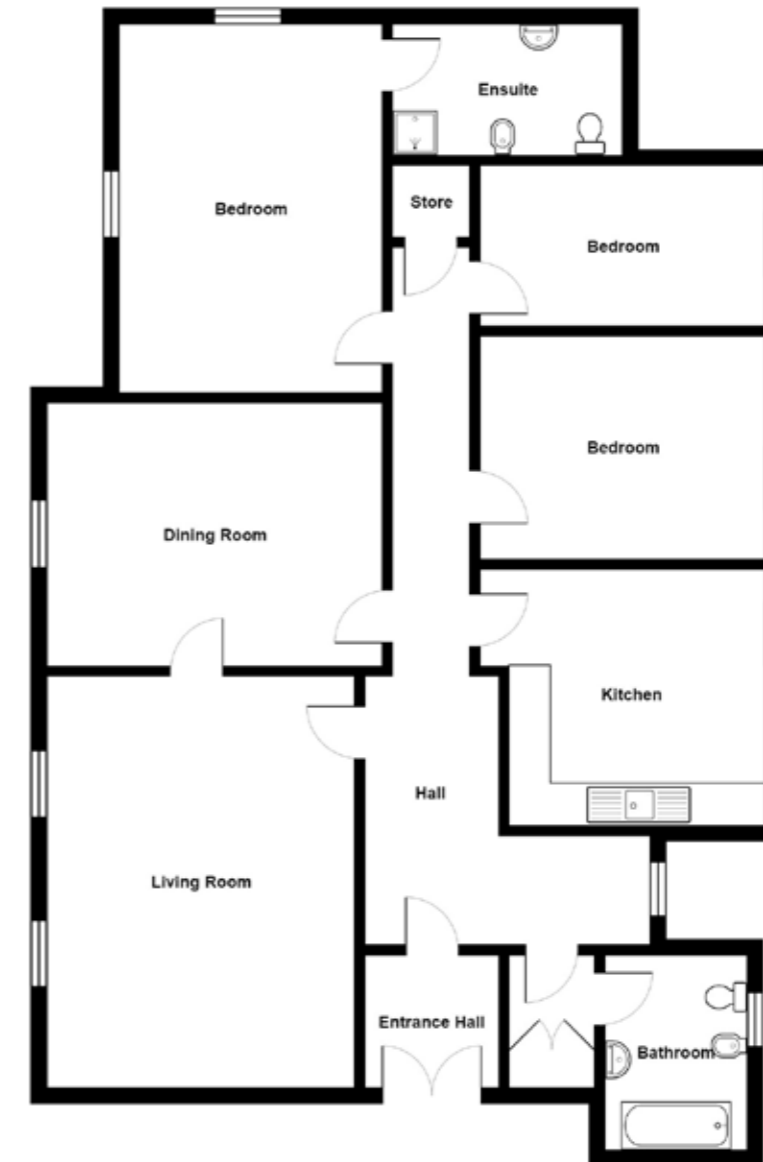
BEDROOM (1):
17' 5" x 12' 6" (5.3m x 3.8m)

Sea views.



ENSUITE SHOWER ROOM:

Low flush WC, bidet with mixer taps, pedestal wash hand basin with mixer taps, heated towel rail, enclosed tiled shower cubicle, tiled floor and walls, extractor fan.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

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REF: RM/G/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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