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Beachway, Derbyhaven, Malew IM9 1TS
Asking Price £745,000

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Wonderful coastal property in idyllic location with stunning direct sea views towards the Langness Peninsular. Close proximity to the Airport and just a short drive to Castletown and neighbouring villages. This semi-detached home is presented in pristine order, set over three floors with spectacular sea views from many of its' rooms, includes characterful features and modern additions throughout. The ground floor accommodation comprises 3 reception rooms, dining kitchen, utility room and shower room. Upstairs includes the master bedroom with contemporary four piece en-suite bathroom, two further double bedrooms, family bathroom and snug area leading to the outdoor balcony. The second floor has a further 2 double bedrooms, both with fabulous coastal views. Outside there is a single garage with office attached. A paved courtyard sits to the rear. The walled front garden. Driveway with parking for 2 cars. Option to buy extra land at rear.





LOCATION

Travelling on the A5 from Port Erin to Castletown, continue straight ahead at the traffic lights and left at the roundabout into Victoria Road. Take the 2nd exit at the next roundabout into Shore Road and continue to the junction with The Promenade. Turn left and carry along the Promenade onto Derbyhaven Road. Bear left at the end of the road and 'Beachway' can be found a short distance along on the left hand side.

ENTRANCE PORCH

LOUNGE

14' 2" x 12' 8" (4.31m x 3.86m) approx.

Light and airy reception opening through to:

DINING AREA

15' 5" x 7' 8" (4.70m x 2.34m) approx.

Fabulous uninterrupted views over Derbyhaven beach and towards Fort Island.

FAMILY ROOM

15' 8" x 10' 7" (4.77m x 3.22m) approx.

Superb direct coastal views. Good range of built-in cupboards.

DINING KITCHEN

15' 11" x 10' 9" (4.85m x 3.27m) approx.

Excellent range of beech fronted wall and base units incorporating 1½ stainless steel sink unit and drainer, 2 built-in electric ovens, gas hob, built-in matching cooker hood, dishwasher, integrated fridge, tiled splashbacks. Serving hatch through to lounge. Door to courtyard.

INNER HALLWAY

Stairs to first floor. Understairs cupboard.

SHOWER ROOM

6' 4" x 6' 2" (1.93m x 1.88m) approx.

Modern fitted suite comprising shower cubicle, wash hand basin in vanity unit, w.c., chrome

ladder style radiator, part wall boards and part tiled walls.

UTILITY ROOM

11' 2" x 8' 3" (3.40m x 2.51m) approx.

Good range of wall and base units with worktop incorporating stainless steel sink unit, point for freezer, tiled floor, oil central heating boiler.

FIRST FLOOR

HALF LANDING

Airing cupboard.

BEDROOM 3

10' 9" x 10' 2" (3.27m x 3.10m) approx.

Views to the rear.

BATHROOM

8' 6" x 6' 8" (2.59m x 2.03m) approx.

Fitted suite including panelled bath with shower over, wash hand basin, w.c., fully tiled walls.

MASTER BEDROOM

16' 0" x 11' 6" (4.87m x 3.50m) approx.

Wonderful direct views over the beach and towards Langness Peninsular. Two sets of built in wardrobes.

EN-SUITE BATHROOM

10' 1" x 9' 6" (3.07m x 2.89m) approx.

Beautifully appointed four piece suite with freestanding oval bath, large walk-in shower enclosure with rainfall showerhead, square wash hand basin set in contemporary vanity unit, large, matching wall mounted storage cupboard, w.c., chrome ladder style radiator, fully tiled walls, tiled floor.

SITTING AREA

Delightful space to sit and enjoy the spectacular coastal views. Door to:

BALCONY

Paved balcony with slate grey railings to surround. A wonderful spot to sit and enjoy the splendid coastal views towards Fort Island (St. Michael's Isle).

BEDROOM 2

14' 4" x 9' 2" (4.37m x 2.79m) approx.

Spectacular sea and coastal views. Original feature fireplace.

SECOND FLOOR

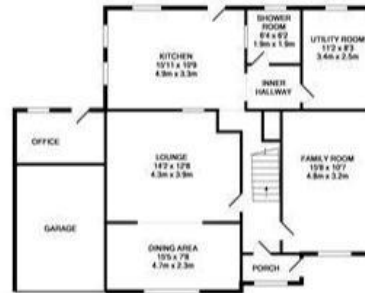
LANDING AREA

BEDROOM 4

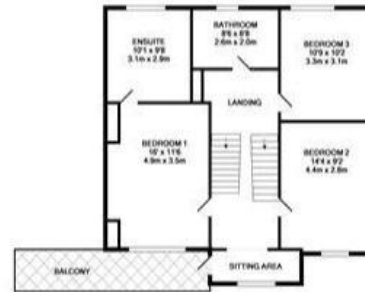
16' 7" x 13' 8" (5.05m x 4.16m) approx.



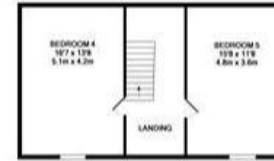




1ST FLOOR
APPROX. FLOOR
AREA 1127 SQ. FT.
(102.8 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 847 SQ. FT.
(78.0 SQ. M.)



3RD FLOOR
APPROX. FLOOR
AREA 506 SQ. FT.
(47.0 SQ. M.)

TOTAL APPROX. FLOOR AREA 2480 SQ. FT. (228.5 SQ. M.)
 Whilst every effort has been made to ensure the accuracy of the floor plan, complete floor measurements of this property should be taken prior to any purchase or lease agreement. The plan is for information only and should not be used for any other purpose. The plan is for information only and should not be used for any other purpose. The plan is for information only and should not be used for any other purpose.
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