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6 Orange Grove House, Orchard Road, Port Erin, IM9 6DJ

Asking Price £185,000

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Well presented modern second floor apartment with pleasant distant sea views, centrally located for easy access to all Port Erin amenities, shops and beach. Accommodation comprises spacious lounge, dining kitchen, 2 double bedrooms and modern bathroom. Allocated parking space. No onward chain.



LOCATION

Travelling into Port Erin on Station Road from the Four Roads roundabout turn right into Bridson Street, opposite the garage. Turn left into Orchard Road and the apartments can be found on the left hand side.

COMMUNAL ENTRANCE

Staircase leading to the apartment.

HALLWAY

Entry phone, built-in airing cupboard.

DINING KITCHEN

14' 3" x 7' 5" (4.34m x 2.26m)

Well fitted kitchen with a good range of white fronted wall and base units with contrasting worktops incorporating electric oven, hob and fridge/freezer, plumbed for washing machine. Tiled splashbacks, wood effect flooring. Gas central heating boiler. Opening to:

LOUNGE

12' 0" x 10' 10" (3.65m x 3.30m)

Distant sea views.

BEDROOM 1

14' 2" x 9' 4" (4.31m x 2.84m)

Spacious double bedroom. Rear aspect.

BEDROOM 2

10' 6" x 6' 9" (3.20m x 2.06m)

Pleasant sea views.

BATHROOM

White suite comprising 'P' shaped bath with shower over, glazed screen, pedestal wash hand basin, w.c., white ladder style heated towel rail, mirrored cupboard. Half tiled walls, tiled floor. Xpelair.

OUTSIDE

1 Designated parking space.

SERVICES

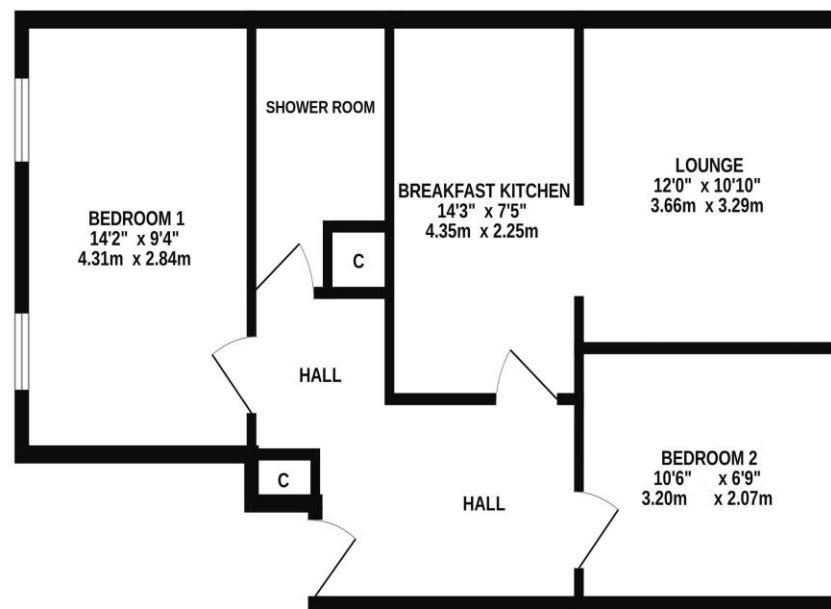
Mains water, drainage and electricity. Gas central heating. uPVC double glazing.

POSSESSION

Leasehold. Remainder of 999 year lease. Management Company in place. Management Fees £1950 per annum (incl ground rent). No pets allowed Vacant possession on completion of purchase. NO ONWARD CHAIN. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.







TOTAL FLOOR AREA : 583 sq.ft. (54.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Since 1854



DOUGLAS

31 Victoria Street
Douglas IM1 2SE
T. 01624 623778
E. douglas@chrystals.co.im

PORT ERIN

23 Station Road
Port Erin IM9 6RA
T. 01624 833903
E. porterin@chrystals.co.im

COMMERCIAL

Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS

Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

Directors: Shane Magee M.R.I.C.S.; Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S., MA (Cantab), Dip Surv Prac. Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.