



28 Piccadilly Court, Douglas, IM2 4NS  
**Asking Price £219,500**





## 28 Piccadilly Court, Douglas, IM2 4NS

---

- STUNNING FIRST-FLOOR APARTMENT WITH PANORAMIC SEA VIEWS OVER DOUGLAS BAY, IDEALLY LOCATED ON THE PROMENADE CLOSE TO SHOPS, CAFES, AND THE BEACH
- SPACIOUS 17FT LOUNGE/DINER, SEPARATE BREAKFAST KITCHEN WITH GAS COMBI BOILER, TWO DOUBLE BEDROOMS, PLUS AN ADDITIONAL ENTRANCE VIA THE SECOND BEDROOM
- BENEFITS INCLUDE LIFT ACCESS, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING (DISCONNECTED) STYLISH BATHROOM, AND COMMUNAL PARKING TO THE REAR FOR ADDED CONVENIENCE
- GAS FIRED CENTRAL HEATING (DISCONNECTED CURRENTLY)
- uPVC DOUBLE GLAZING
- VIEWING - STRICTLY THROUGH DEANWOOD
- NO CHAIN





## 28 Piccadilly Court, Douglas, IM2 4NS

---

This modern first-floor, purpose-built apartment offers an exceptional opportunity to enjoy uninterrupted, panoramic views over Douglas Bay—from Onchan Head to Douglas Head. Perfectly positioned directly on the Promenade, the property is just steps from the beach and within easy reach of shops, cafés, and transport links, making it an ideal home for coastal living with urban convenience.

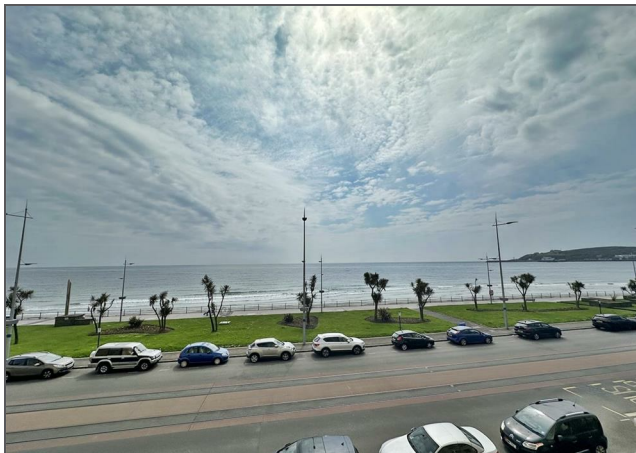
Upon entering, you're welcomed into a light-filled and well-presented interior. The spacious 17ft lounge and dining room is a standout feature, offering a front-row seat to the ever-changing seascape. Whether relaxing in peace or entertaining guests, the expansive bay views provide a stunning backdrop year-round.

The separate breakfast kitchen is fully fitted with a range of wall and base units, providing ample storage and workspace. It includes a gas combination boiler that ensures efficient central heating and hot water throughout the home. Large windows allow natural light to flow into the space, creating a bright and airy atmosphere.

Accommodation comprises two generously sized double bedrooms, offering flexibility for families, guests, or professionals. The second bedroom benefits from its own separate entrance, providing additional privacy and making it suitable for multi-generational living, a home office, or potential rental use. The modern family bathroom is fitted with stylish, contemporary fixtures and includes a bath with shower over, vanity unit, and low-flush WC.

Additional features include uPVC double glazing throughout, enhancing energy efficiency and reducing noise from the outside world, while also maintaining a comfortable living environment all year round.

Offering breathtaking sea views, spacious accommodation, and an enviable location on Douglas Promenade, this apartment represents a rare chance to enjoy the best of Island life in one of the Isle of Man's most sought-after waterfront settings.

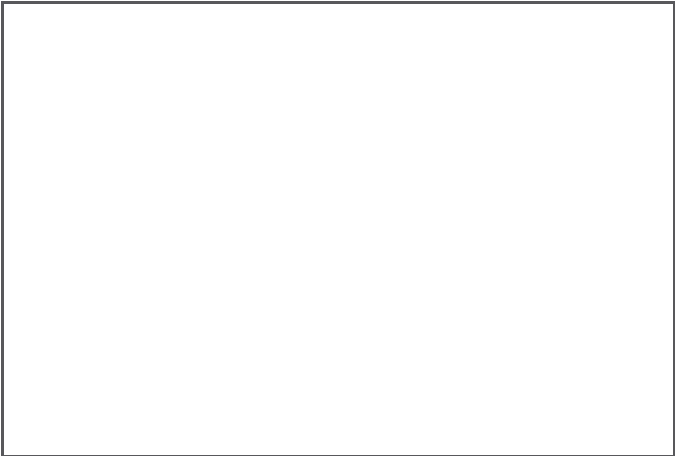
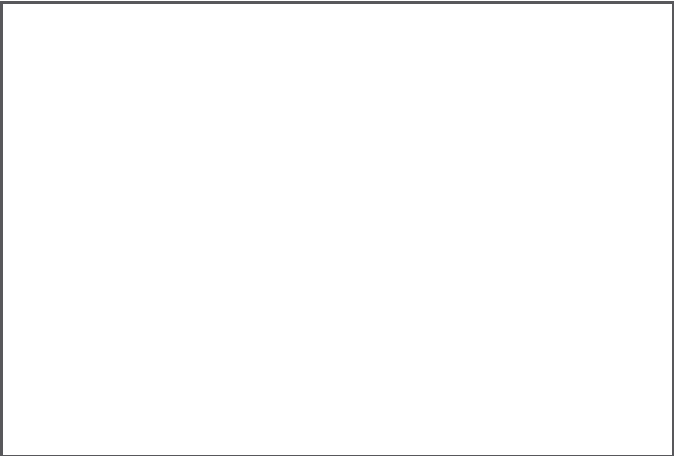


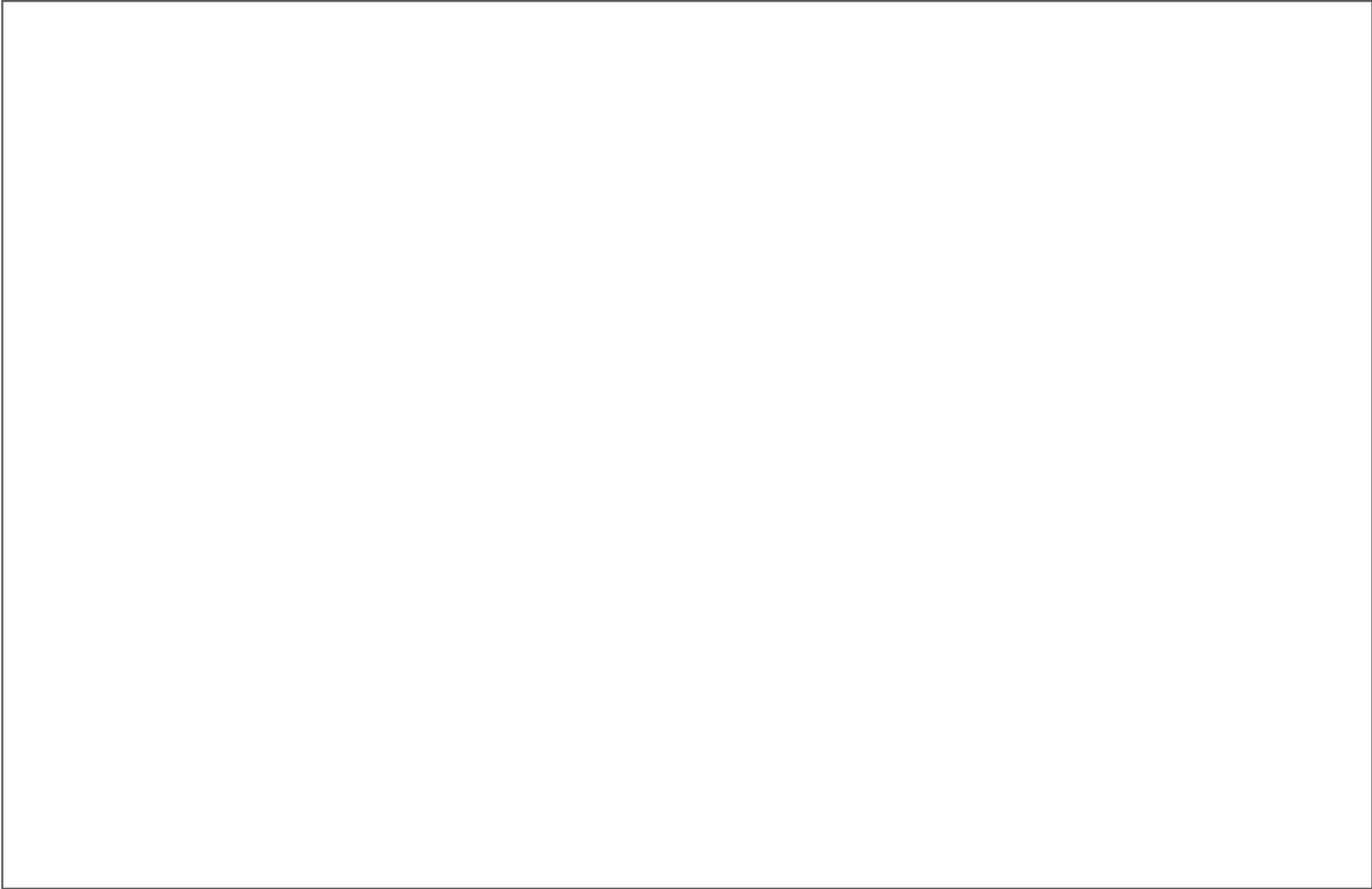






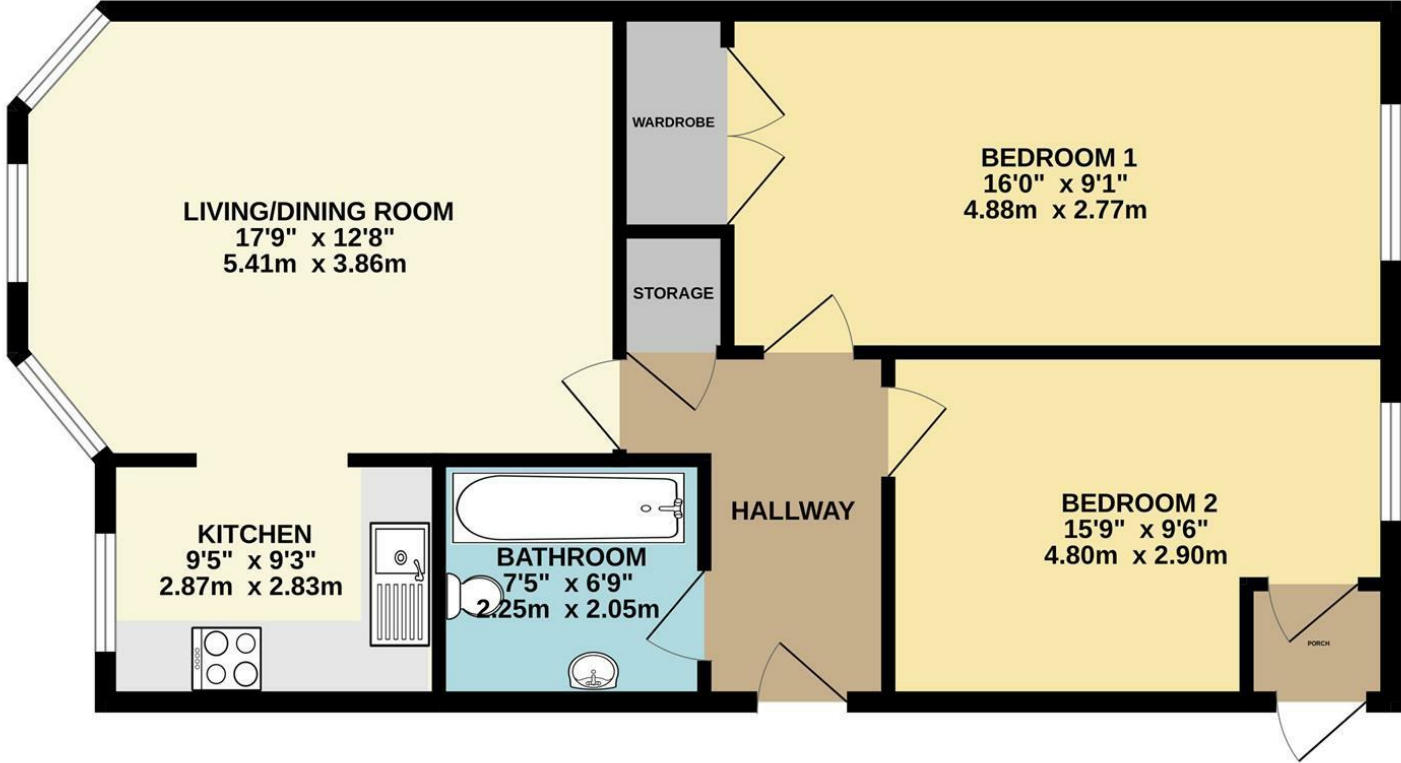








--	--	--



TOTAL FLOOR AREA : 711 sq.ft. (66.1 sq.m.) approx.  
Not to scale-for identification purposes only  
Made with Metropix ©2025

THIRD FLOOR  
711 sq.ft. (66.1 sq.m.) approx.



**DOUGLAS**  
37 VICTORIA STREET  
DOUGLAS  
ISLE OF MAN IM1 2LF  
**T** 01624 620606  
**F** 01624 677363  
**E** info@deanwood.co.im

**CASTLETOWN**  
COMPTON HOUSE  
9 CASTLE STREET CASTLETOWN  
ISLE OF MAN IM9 1LF  
**T** 01624 825995  
**F** 01624 825996  
**E** castletown@deanwood.co.im

**RAMSEY**  
LEZAYRE HOUSE  
87 PARLIAMENT STREET  
RAMSEY ISLE OF MAN IM8 1AQ  
**T** 01624 816111  
**F** 01624 816588  
**E** ramsey@deanwood.co.im

These particulars are for information purposes only. They do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact. Neither the vendor nor DeanWood Agencies Limited ('the firm'), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein. The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

FOR MORE PROPERTIES VISIT OUR WEBSITE @ **deanwood.im**